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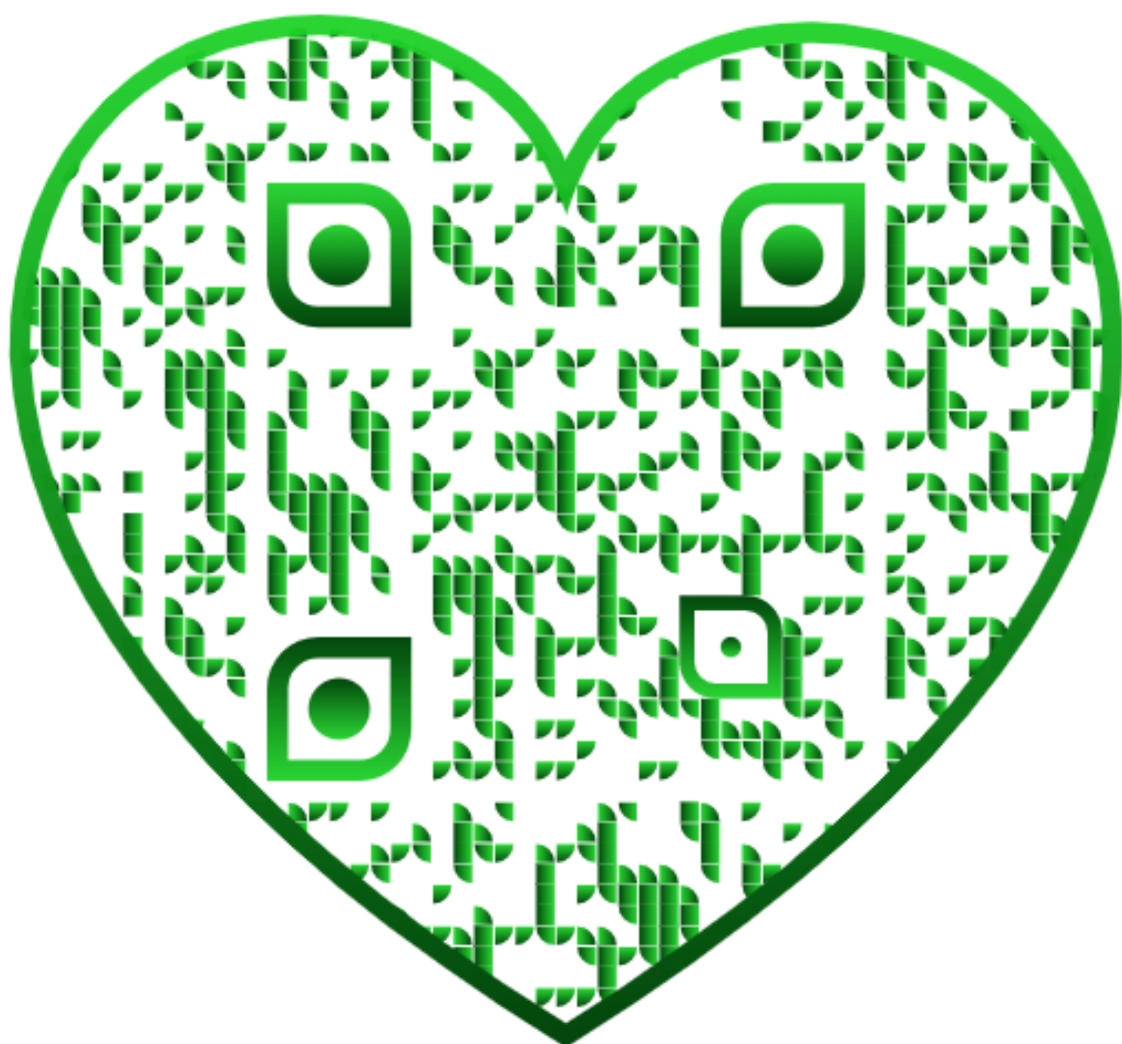


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Outlook

What niche real estate product promises property investors insulation against risk and a bona-fide sense of belonging? According to the latest industry research – it's a branded residence.

For high-net-worth buyers motivated by that elusive, yet highly prized investment attribute - peace of mind - the concept certainly ticks all the right boxes. Buying overseas can be complicated, so a development footprint from a trusted source that has already done the due diligence leg work is understandably appealing.

The conversion ratios speak for themselves too. Branded real estate is fast tracking as one of Europe's biggest emerging investment trends, with the number of hotels now offering labelled residences up tenfold in the past decade and forecast for strong mainstream growth in the next five years. Further afield – the market in the Far East is currently valued at over \$26 billion, with hot spot destination Thailand leading by example. There, branded residences will account for 37% of future development projects.

Current high-style incarnations have certainly come a long way from their 1980s condo Stateside roots, most notably the growing number of 'stand-alone' branded initiatives underway. Take the flurry of new arrivals in London, cue OWO Residences by Raffles, Mayfair Park by The Dorchester Collection and 20 Grosvenor Square by Four Seasons, to name just a few.

Motivational drivers are understandably key to moulding and shaping the branded real estate offering. These not only include above-the-line quantifiables - top-notch facilities and high-quality guest services, professional property management, access to an environment of like-minded people, but also the expectation of increased chances of capital appreciation, rental returns and better resale potential of the property in question.

Perhaps the trickier part of the equation is successfully addressing growth driven by a desire to intuitively satisfy and appeal to buyers' emotions – the experiential part of ownership. As consumers, we're certainly more 'home comfort conscious' these days. We want those holistic aspirations to permeate beyond our personal lives to where we live. As such, a high-performing development must be driven by exceeding customers' evolving requirements. Increasingly these have been shifting towards the 3 Cs - convenience, confidence and after-care – and, from the evidence, this trend is firmly set to continue.

Not surprisingly, the turnkey ease of this style of ownership translates to top drawer prices. Branded properties normally sell at between 20-30% more than non-branded equivalents. End-user benefits therefore need to be carefully scrutinised against initial outlay costs and expenses both developer and hotel owner have to absorb, not to mention those all-important residence re-sale absorption rates.

All told – it's actually quite hard to argue against the evidence that leading brands can add value in the world of real estate, even if it's merely a perceived gain. In an uncertain market, where buyers are seeking reassurance of quality, the established relationship and loyalty already forged with a label can offer the edge as a brand they already know and trust. You could say, if a buyer's purchase motivations are fulfilled – then it's a job well done.

Until next time,

Laura
Laura Henderson
Managing Editor



This Issue – Hot Picks

SUN



Bahamas Bound

CITY



Accent on Athens

SPA



Hong Kong High

STYLE



Matthew Williamson's Bold Era



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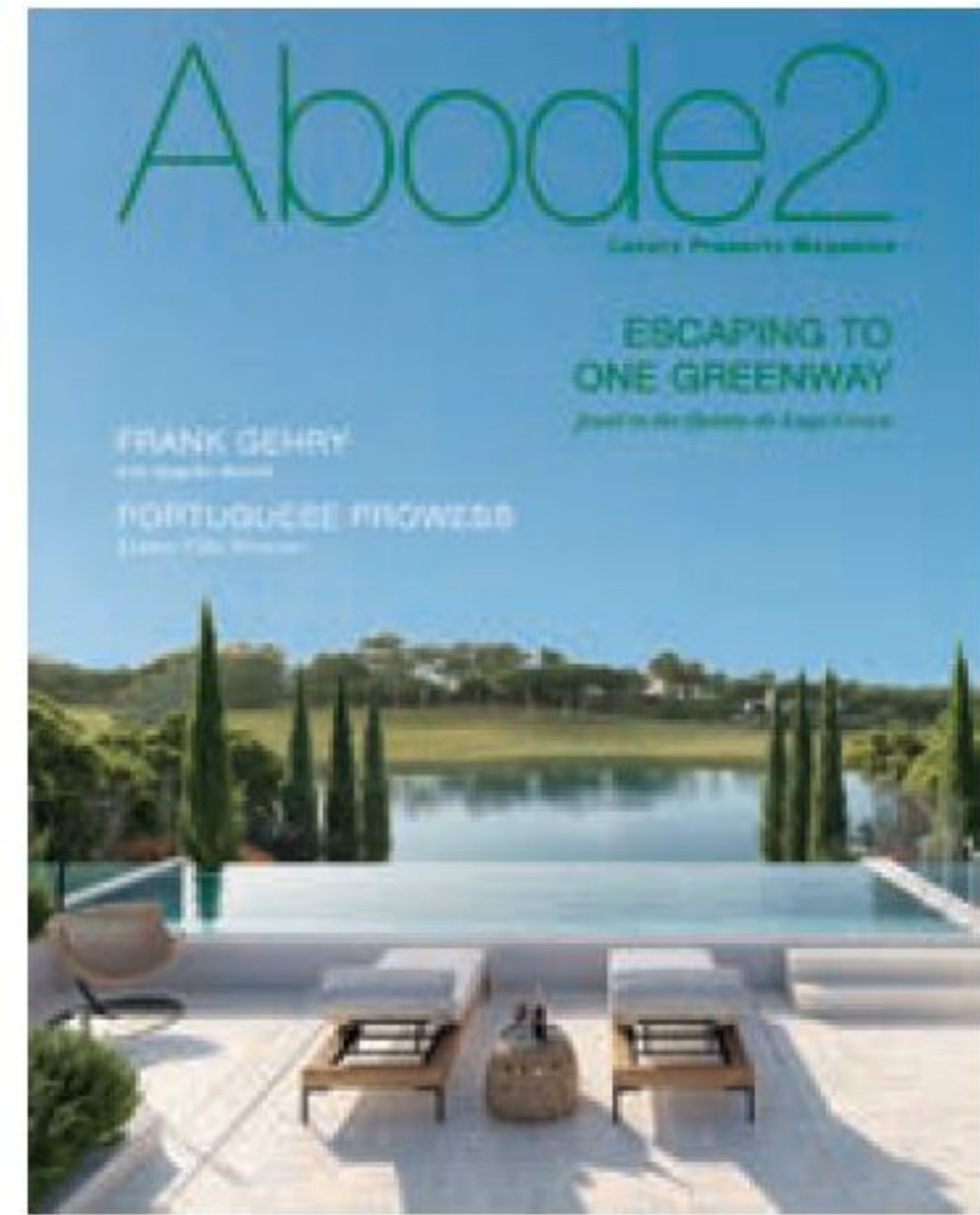
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Print and design by
CPUK Print Publishing
Suite 12B Davey House,
31-31a St Neots Road,
Eaton Ford,
Cambridgeshire, PE19 7BA
Registered in England & Wales No. 08580992

Distributed by
Select Publishing
Wimborne Road,
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Contributors



Greg Phillips - Architect

Where's your happy place?

I'm a Londoner. I love this city. Be it going to the theatre, art galleries, restaurants, cocktail bars, members clubs or just walking around the streets. Seeing the grandeur of Mayfair or the Georgian splendour of Fitzrovia or Regents Park is all food for the soul.

Best price of advice ever received?

As an architectural student, a more experienced architect gave me this cheesy but insightful line ... "You need to know where to draw the line." Really, this was a life lesson on making choices and self-awareness rather than an instruction on how to produce a building.



Jane Slade – Retire Move

Where's your happy place?

Anywhere with my husband to be honest and we have been to some amazing places together; Africa, India, Everest Base Camp, Borneo, to name a few. But perhaps Box Hill, one of our favourite walking trails in the Surrey Hills, is one of my happiest.

Best price of advice ever received?

'Always buy the best you can afford' was my late father's mantra. He reckoned it was better to save for something of superior quality. That's how I came to inherit some wonderful antiques when he passed away including a Victorian barometer which proudly hangs on my wall.



Jason Atherton – Acclaimed British Chef

Where's your happy place?

With my girls watching them grow into beautiful people and sharing my knowledge with them. Professionally, my true passion lies in the kitchen, where creativity knows no bounds. It's where inspiration takes shape, and new ideas come to life which ignite the spark of culinary innovation.

Best price of advice ever received?

Embrace every step of the journey, savour the lessons, and find pleasure in the process. Don't be consumed by the destination, as true fulfillment lies in the experiences, the growth, and the moments along the way.



Peter Sutton - Harrison Sutton

Where's your happy place?

There's one location that never fails to excite and that's Venice. It can be enjoyed on so many different levels; architecture, art, people, food but perhaps most enjoyable the water, boats and lack of vehicles.

Best price of advice ever received?

One should not waste time trying to change people but rather work with and enhance their attributes and positive qualities. This advice has been most useful throughout my 40 year professional career.



Marais Getaway

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- Space to create a 2nd bedroom
- Sought-after location



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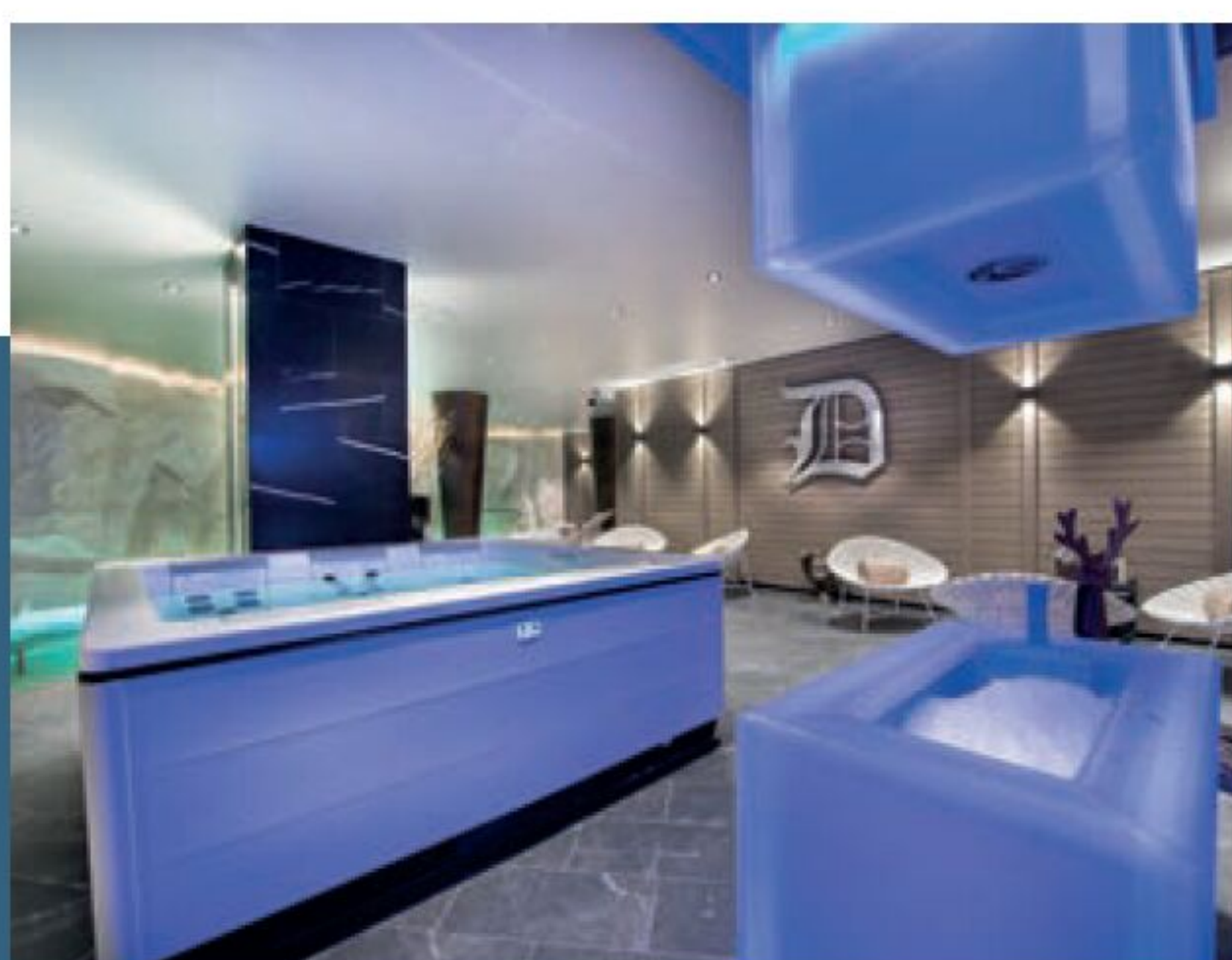
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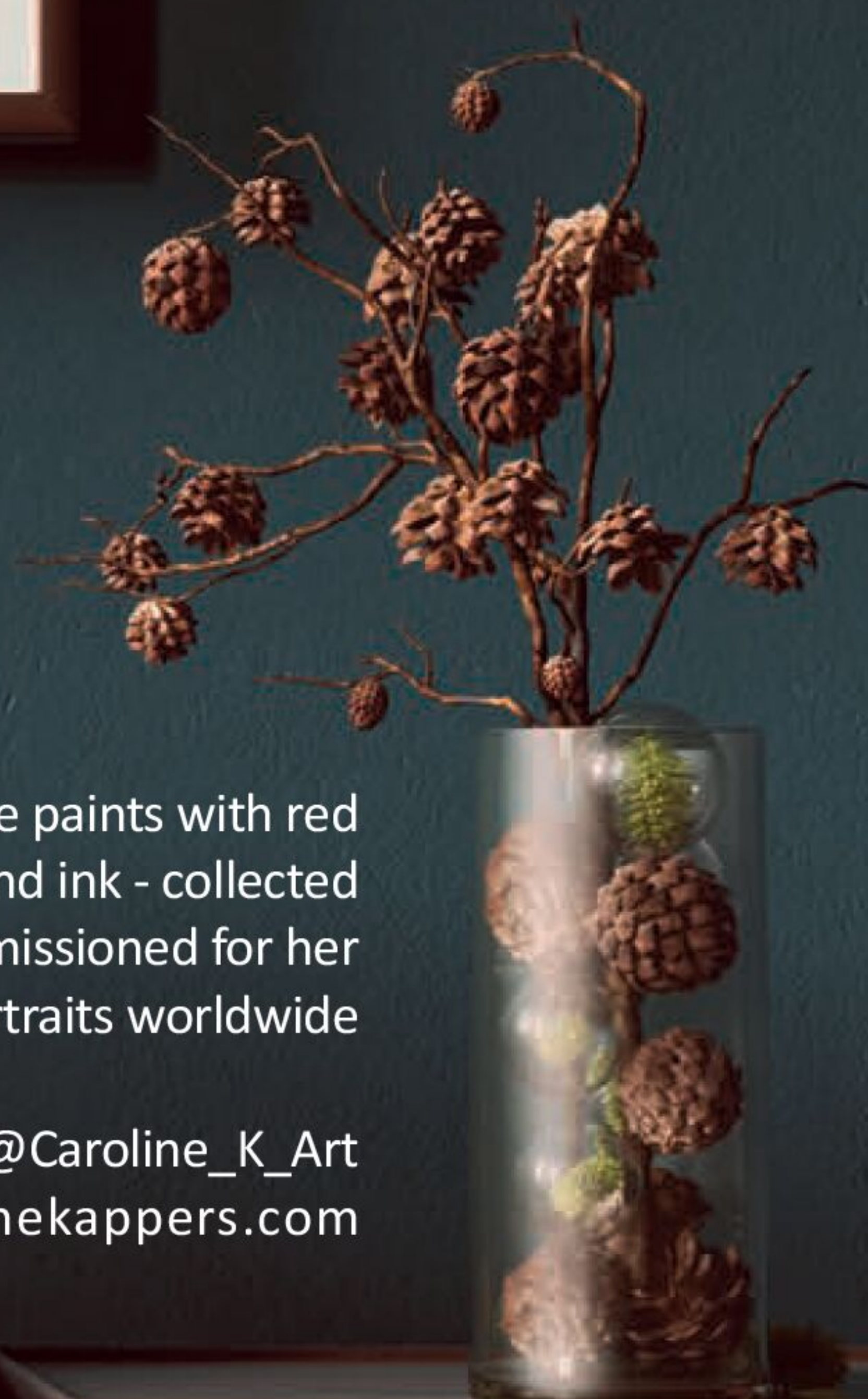
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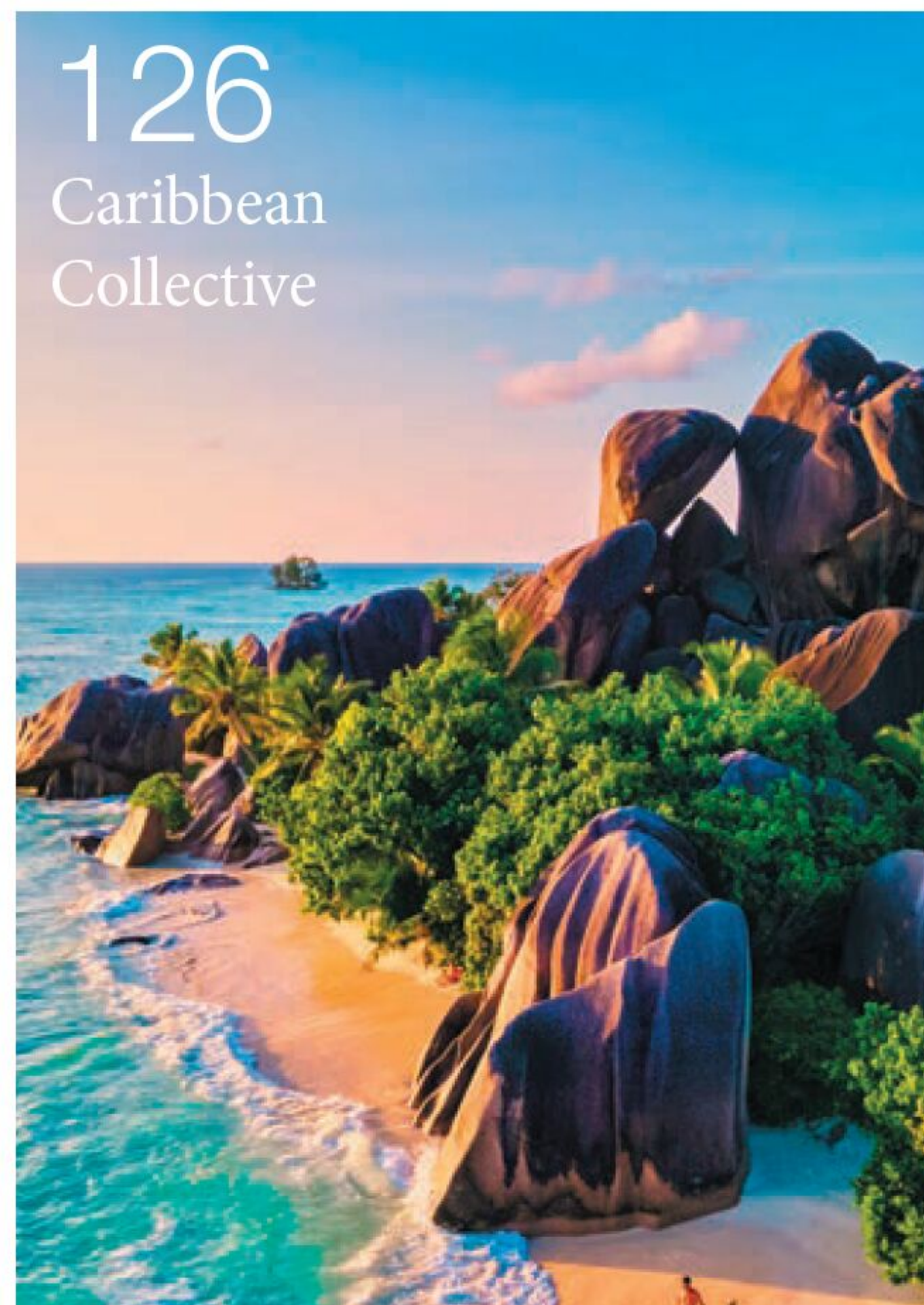
Caroline paints with red
wine and ink - collected
and commissioned for her
portraits worldwide

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THAILAND

On Top Form

Asia's luxury real estate market is set for continued growth in the coming months despite rising inflation and interest rates.

While the region's property sector remains robust overall, Phuket is a luxury sales leader. Continuing the post-pandemic trend, the Thai island has excelled itself, attracting significant investment from keynote developers. The primary driver is Phuket's booming tourism industry, which has surpassed pre-pandemic levels and contributed to the region's economic growth.

Jet Set Taxation

Leading players in the property industry lay much of the blame for the capital's torpid luxury housing market with Chancellor Rachel Reeves, stating that "the wrong end of the telescope is being looked down in relation to foreign investors," specifically in relation to non-doms and other jet set taxation measures currently in play.

Making overseas trusts subject to UK inheritance tax is a "red line" for many internationally-minded HNWIs. Until the inheritance tax issue is addressed, we can likely expect many more media stories about foreign investors leaving the UK for "more attractive" places like Italy, Switzerland and the Middle East.



GOOP

Mansion

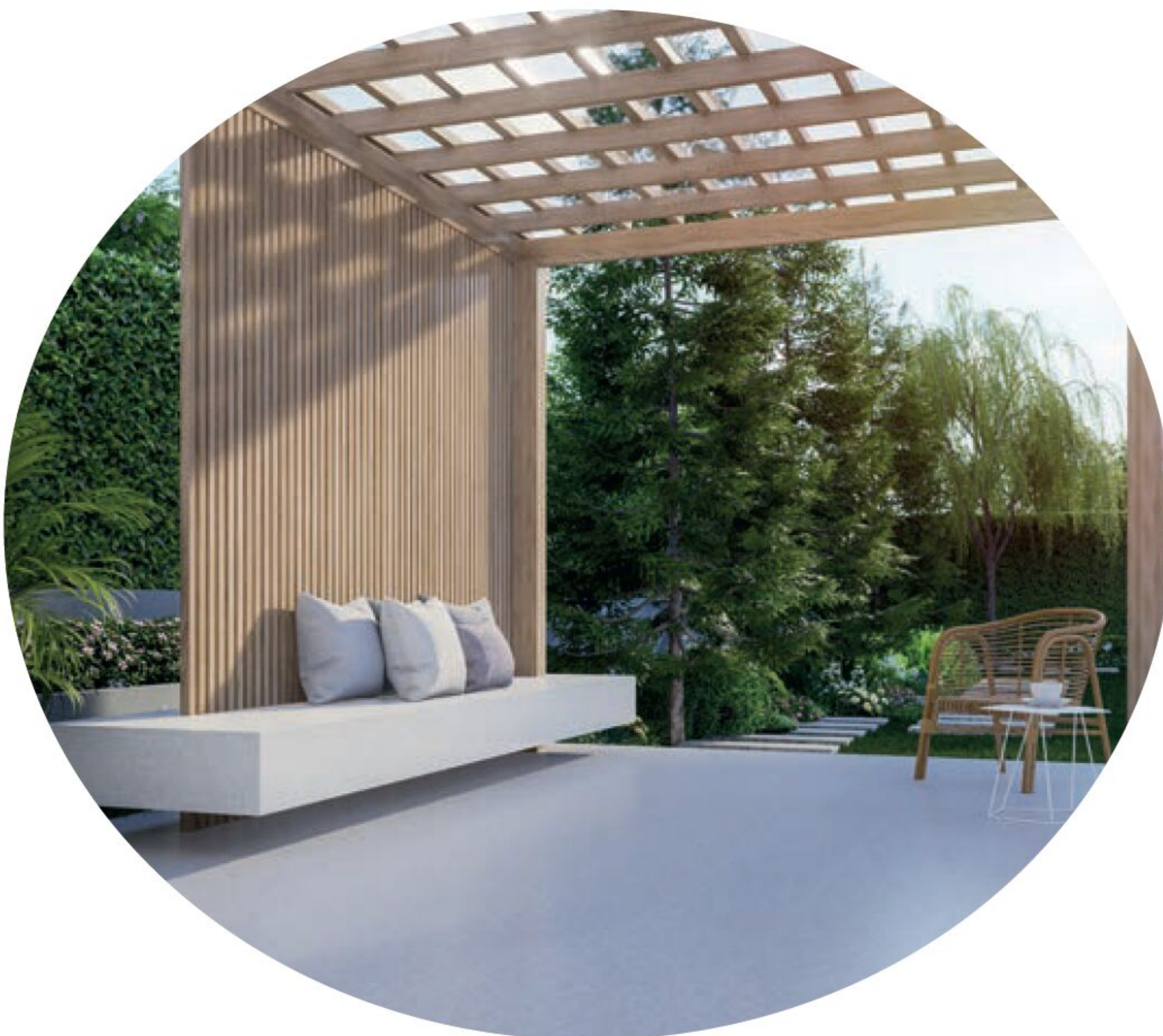
Around seven months after it first hit the market Gwyneth Paltrow's longtime Los Angeles home in the Lower Mandeville Canyon area has sold to an unidentified buyer for \$22 million. Resting amid a parcel spanning roughly two-thirds of an acre and described in marketing materials as "Southern Transitional," the Windsor Smith-designed abode offers eight bedrooms and 11 baths in almost 13,000 square feet of single-level living space boasting reclaimed wood floors and patterned stonework throughout. Among the highlights are a spacious living room with French doors spilling out to a backyard holding a plunge pool, as well as a bookshelf-lined family room. The gourmet kitchen is outfitted with an eat-in island, a breakfast nook, double cooktops and ranges, and a wood-burning oven, while the secluded primary wing sports dual bedrooms with spacious en-suites.

Wellbeing WORLD

The leading international online marketplace 'James Edition' reports that wellness and bio architecture are trailblazing as key drivers in the global luxury real estate market, fundamentally reshaping how high-end properties are designed, marketed, and lived in.

Today's affluent buyers prioritise wellbeing as a critical component of their lifestyle, seeking homes that not only offer opulence but also actively support physical, mental, and emotional health.

As of Q4 2024, the global wellness real estate market was valued at approximately \$438 billion. Analysts predict that the market will grow to nearly \$913 billion by 2028.



THE FUTURE IS GREEN

In order to achieve a more sustainable approach to luxury property, the sector is having to make significant shifts to even "begin to make an impact," states The Luxury Property Forum. The built environment is responsible for 40% of global emissions, and in super-prime property, the stakes are potentially even higher, as historically, the expectations of UHNWIs haven't always gone hand-in-hand with eco-friendly choices.

The good news is, that attitudes across the board are shifting, with almost two-thirds of UHNWIs attempting to reduce their carbon footprint, with expectations when it comes to luxury property that sustainable alternatives must meet or even exceed conventional standards.



PROPERTY EDIT

ARABIAN HEIGHTS

Over the past decade, the world has seen Saudi Arabia undergo an immense transformation, driven in no small part by a slew of government-backed economic initiatives and giga projects.

2024 saw the kingdom amend its real estate laws to boost foreign investment, and those opportunities are not going unnoticed. Analysis from Red Seer Strategy reveals the sector is on course to witness 62% growth over the next four years, reaching approximately \$100 billion by 2027.

The capital, Riyadh, is the main focal point of this growth, set to account for nearly half of the market by the end of this period. Other major cities such as Jeddah and Dammam are also projected to experience significant activity, with commercial property and residential tourism making up a significant portion of the overall real estate market.

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PRINTS *Charming*

Seamlessly fusing rich patterns with a kaleidoscope of colour, Matthew Williamson's iconic designs bring a touch of contemporary decadence to interior spaces. Julia Millen spoke to the celebrated designer to find out more



Describe your signature style

Nothing I do is ever too shiny and new. It's about two words: rustic and decadent; the two extremes I try to bring to every product and every home and venue I design. Each product I create will find its natural home amongst any pre-established interior, adding something that makes a bold statement in in discourse with the rest of the room, while every project I work on, will combine rich, sumptuous colours and rugged, textural pieces to contrast.

How do you approach the design process?

I love the rub of old against new, of dark against light, and of refined against rough, so that principle often guides my approach. Stepping out of your comfort zone to play with pattern, shape, texture and colour brings a fresh feel to any home. Bringing antiques and vintage pieces into the conversation with contemporary art and colour palettes tells a story about your tastes but also leaves plenty of room to experiment.

How did your collaboration with John Lewis come about?

I have always shopped in John Lewis, be it for bedsheets, the perfect basic tee or for kids' clothes. It's been such a mainstay, and I wanted to put my stamp on a collection that I felt could

encourage its clientele to add a little more colour and pattern into their homes.

What makes your John Lewis collection unique?

I wanted to create a collection of impactful pieces that would work beautifully in different environments to change up the look and feel of a space instantly. Ultimately, it all comes back to my mother, who has inspired so much of my work. Watching her get ready for work when I was a child, I could see that she used colour as a tool. It lifted her spirits and the spirits of those around her, and to this day, I find it has the same effect on me.

Where do you look for inspiration?

My travels to India play a huge part in my creative output. The country is so full of vitality, colour and heritage that has seeped into my sketches for a lifetime. British flora and fauna have also inspired many of my fabric designs - bedspreads in particular. I'm also a huge fan of Morocco – a vibrant clash of old and new.

How do you keep your designs fresh?

Throughout the design process for every new collection, I search far and wide for inspirations across time and place.



However, I never look to time periods or aesthetic movements too deeply, as this can spiral into pastiche or parody. To keep my designs unexpected, it's important to combine both historical influence and vivid imagination.

Do you prefer designing for a particular room or item?

Designing products and rooms requires very different disciplines. Often, product design comes with a few more limitations, such as the scale of the piece or the materials at my disposal, whereas interior design can feel more organic, less set in stone. Ultimately, the user or client needs to feel like they have invested in something really special that brings a smile to their face, whether that's a single cushion or an entire home.

What design trends are coming to the fore?

Maximalism simply isn't going away, so expect more rich patterns, glorious colour pairings and global influence, from English country houses to Spanish fincas and Chinoiserie to all-American glamour.



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DESIGN AND INTERIORS

LINEA *Horizon*

Located high above the colourful Beirut cityscape at raised altitudes, this stunning penthouse designed by Dori Hitti Architects is a masterful translation of minimalist modernity and high luxury. Sonia Purcell takes an exclusive tour





Balancing the borders of art, architecture, and way of life, this house is an architectural gem with each turn of perfect proportion and meticulously designed. From the pristine interior design to seamless extension onto outdoor verandas, the house takes living in contemporary style to great lengths.

Behind the philosophy of the design is a spirit of minimalism, used, not as blankness, but as an attitude of reveling in the virtues of simplicity, precision, and purpose. Space flow is unrestricted, light, and devoid of excessive embellishment. Surfaces are lean, where an achromatic spectrum of greys, white, and nature-textured surfaces accentuate the beauty qualities of the material itself. This streamlined background is the stage for timeless furniture choices from Interni, Italy, each one chosen not only for its form and functionality, but for its sculptural quality and durability.

Art is the star of this penthouse, with carefully selected pieces serving as focal points and subtle additions throughout



the residence. Sculptural heads, dramatic abstract paintings, and unexpected installations are placed with a curator's sensibility, giving the space a gallery-like sophistication. These pieces do more than simply adorn; they tell, challenge, and inspire, transforming the home into not only a dwelling, but a site of expression and cultural contemplation.



Most dramatic, perhaps, is the continuity from indoor to outdoor space. Whether it's the indoor lounge that flows seamlessly onto a panorama terrace or the continuation of texture and material from interior floor to exterior deck, the transition is effortless and natural. The rooftop entertainment area; with cinema wall, custom lighting, and stylish bar installation, is a bold extrapolation of the home's underlying design DNA, marrying comfort to dramatic visual impact.

The refined but restrained materials, stone, brushed metals, luxurious fabrics, and polished concrete, are used with deliberate restraint, highlighting the penthouse's sensual sophistication. Lighting plays its part as well, with built-ins that project clean lines and highlight textures without overwhelming the space. Every beam and glimmer is felt to be deliberate, contributing to the home's subtle luxury.

At the heart of Dori Hitti Architects' philosophy is that

luxury need not be excessive but experiential, and that it is in the experience, the quality, and authenticity. That's precisely what that penthouse conveys. From the vertical linear accent of the suspended staircase to the zenith infinity-edge water feature with its vista over the port of Beirut, every detail is a lesson in balance, between simplicity and complication, openness and seclusion, function and beauty.

Essentially, this penthouse is not just a house, it's a refined refuge in the city of Beirut. It's proof of the mission of an architecture company that regards building design as a mental and emotional exercise. By the convergence of globally procured furniture, meticulously chosen artwork, understated design language, and fluid indoor-outdoor links, Dori Hitti Architects has created a house that's visually stimulating and strongly lived in, a true architectural gem in Lebanon's capital cityscape.

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A TASTE *of Thailand*

Jane Slade explores Tongsai Bay Resort, a secret, serene, hideaway on Thailand's third largest island

In the north-east corner of Koh Samui, far from the glitzy Ritz Carlton and Four Seasons hotels is a quiet, sheltered enclave where the odd sailboat carves through the turquoise sea, and beaming staff clasp their hands in prayer to greet you.

It really is a magical spot. Here a gentle breeze wafts through the frangipane to the two-acre organic garden a five-minute drive away; where herbs and spices are cultivated in sunken baths alongside jack fruit, pineapple, cucumber, bananas, peppermint, watercress, green mango trees, beetroot, and jasmine.

This is where Tongsai's chefs collect fresh produce to use in the food served in the resort's three restaurants. It is also where chef Panyawut Pengsuk (we called him Joe) picks herbs and spices and delicacies for his cookery classes.

My hubby and I joined one of them during our stay. We were allocated a baby ceramic hob each and instructed to chop and heat a prepared mix of vegetables, fruit and spices for our four-course menu. We made King prawn spring rolls

with fresh garlic and white pepper corn; pork in green curry and chicken soup with galangal. We mixed palm sugar, fish sauce and tamarind juice for pad-thai and blended pumpkin and sweet potato with a coconut cream and cooked it with a Pandanus leaf.

It was heavenly to create authentic Thai dishes under the watchful eye of a Thai expert. Then, best of all, gather together to consume our efforts. We were even awarded a certificate of excellence. Even better is to watch fruit sculptor Khun Pu carve fruit and vegetables into various shapes at the resort's fruit and juice station. Khun Pu has been at the resort for 31 years and is known as the Fruit Lady.

Samui (Koh is the Thai word for island) is Thailand's third largest island. It is populated with the top branded hotels such as the Ritz Carlton, Four Seasons, and Six Senses but Tongsai Bay doesn't fit this scene of opulent grandstanding. In fact you can't imagine anywhere more different, where a calm, discreet, understated luxury reigns.

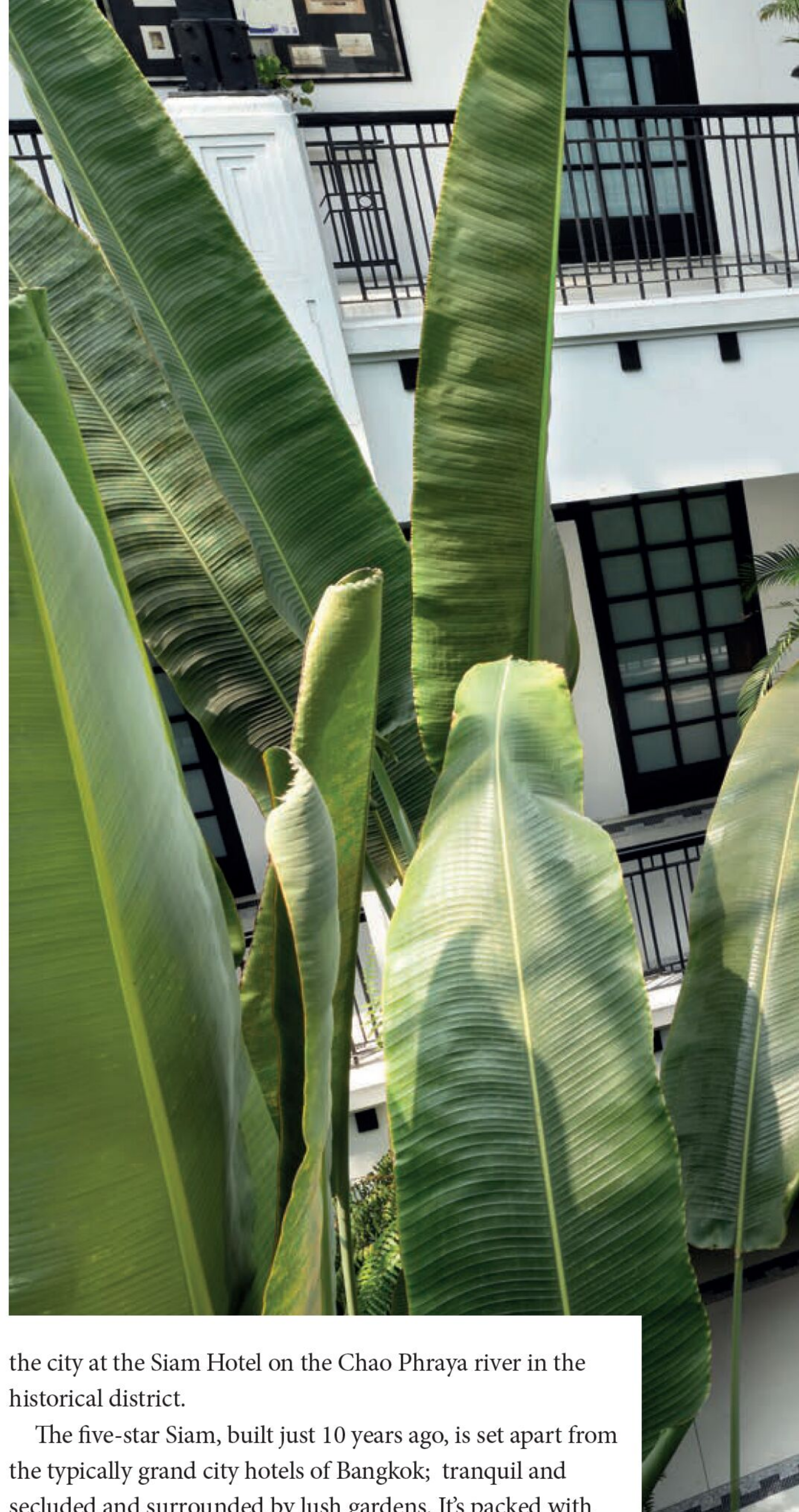
Our villa, hewn from dark wood, had its own pool



overlooking the secluded bay. We stepped through billowing muslin onto a huge terrace with a view of a crescent-shaped sandy beach and glinting ocean beyond.

We took early morning dips to watch the sunrise and listen to the birdsong – 67 different species of birdlife inhabit the surrounding vegetation, and watched the sunset at Wat Phra Yai where a golden Buddha graces the headland. The resort is just 15 minutes from the little airport. And is as unspoilt now as it was when the owner first discovered it in the 1980s. There are family cottages and a family pool and golf buggies to transport you from your villa to the lobby and beach.

There are complimentary paddle boards, canoes and wind surfers for water-sports enthusiasts but no noisy motor boats or jetskis. We followed our stay at Tongsai Bay with a few nights in Bangkok. We reckoned you can't come this far without experiencing the Thai capital. We stayed just outside



the city at the Siam Hotel on the Chao Phraya river in the historical district.

The five-star Siam, built just 10 years ago, is set apart from the typically grand city hotels of Bangkok; tranquil and secluded and surrounded by lush gardens. It's packed with wow factor wrapped in a dramatic Art Deco monochrome colour scheme. There are just 39 rooms; a mix of suites and villas. We had a stunning villa with a private pool in a tiled courtyard. The Siam has a palatial feel, so it is fitting that it should be so close to the historical Royal Grand Palace, the home of the former royal family.

The hotel's crowning glory is its stunning three-storey, glass-roofed atrium which has a central water feature of giant tropical palms. It's a quirky place too. There's a Muay Thai boxing ring, a Sak Yant studio offering spiritual tattoos, and some 5,000 curios, antiques and Hollywood memorabilia.

It also offers cookery classes with chef Peter, which involves a trip to the local wet market and cooking on stoves outside on the riverbank. We spent a fascinating morning exploring Bangkok's hinterland sourcing spices, herbs and produce for our culinary experience.



Chef Peter guided us through the menu he had created for us, which included Phad Krapoaw Moo; chopped pork, vegetable stock and oyster sauce served with jamine rice; Phad Thai Goong a tiger prawn dish and a banana and coconut milk desert; Guay Buad Chee – all washed down with a home-made cucumber Kaffir Lime Fizz.

The best way to travel into Bangkok from the Siam, which offers a river shuttle service, is on a sunset cruise. There is nothing like viewing the city from the water, especially the golden temples of the stunning Grand Palace which are floodlit at night. We arrived in time for the musical fountain show at the Icon Siam shopping emporia and then explored the huge fashion malls trying to decipher the fakes from the originals.

The next day we leapt onto traditional tuk tuks for our historical city tour, exploring the magical Grand Palace with

its colourful pavilions, courtyards, gardens and Temple of the Emerald Buddha; where we arrived in time to hear the rhythmic chanting of monks at prayer. A mesmerising experience and fitting conclusion to our wonderful taste of Thailand.

Destinology has a seven-night stay in Thailand, comprising of three nights at The Siam, a five-star hotel in Bangkok in a Siam Suite, including breakfast and four-night stay at the five-star The Tongyai Bay, Koh Samui, in a Cottage Suite with breakfast. Price starts from £2,395 per person, based on two adults sharing and includes private transfers and return flights from Bangkok to Koh Samui on Bangkok Airways and return economy flights from London Gatwick to Bangkok with Qatar Airways.

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A LIFE *less ordinary*

Designed for living a life less ordinary, Porto Montenegro is one of Europe's best-kept secrets. Julia Millen lifts the lid on this incredible location

Set in the spectacular Bay of Kotor, with its own deep-water marina and an international airport nearby, this beautiful paradise continues to set new standards of living in the Adriatic.

Long celebrated for its magnificent landscape and UNESCO-protected towns, the Bay of Kotor is now

increasingly recognised as a luxury destination, thanks to the marina of Porto Montenegro and its surrounding village. With world-class facilities, including the five-star Regent hotel and premium residences, as well as an international fashion and dining scene – not to mention 280 days of sunshine a year – Porto Montenegro is an outstanding



Mediterranean destination.

Exuding a sophisticated yet relaxed style, Porto Montenegro's residential village currently comprises some 350 luxurious apartments – with a limited number still available to buy – a dynamic and varied mix of boutiques, cafes and restaurants; a state-of-the-art marina with 450 berths catering to yachts from 12m to 250m; and a yacht club with one of the most glamorous pools in Europe.

The Porto Montenegro Yacht Club complex is right at the heart of the Porto Montenegro Marina and Residences. Open to Yacht Club members and their guests, each of the venues in the complex offer a one-of-a-kind, unforgettable experience. Made up of their rooftop restaurant, cocktail bar and nightclub and the world-renowned infinity pool, the Porto Montenegro Yacht Club is a must-visit destination for IAC members setting sail across the Adriatic Sea.

Perfectly placed for poolside spectating, the daytime restaurant provides a menu of lunchtime classics with Italian influences, featuring a selection of fresh salads, pastas and grilled fish using locally sourced ingredients,

as well as expertly mixed cocktails and a selection of international wines. In contrast, the Panorama Rooftop Restaurant allows you to wine and dine whilst overlooking the breathtaking landscapes of Boka Bay and their iconic 64-metre infinity pool.

The Club also boasts a wealth of sporting and fitness amenities including 4 tennis courts, a gym, a driving range as well as archery and clay shooting facilities. With regular events organised throughout the year such as sailing regattas and rowing competitions, PMYC aims to enrich its membership offering by providing a social dimension for its members from throughout Europe and overseas.

The state-of-the-art marina, often described as the best in the Mediterranean, is fully equipped for all purposes with its own concierge, chartering office and maintenance staff. IAC members may avail from preferential rates when booking stays in the luxury apartments available. For more information about Porto Montenegro Yacht Club, or any other Clubs in the IAC network, please visit:

www.iacworldwide.com



THE *High Life*

With unrivalled convenience, luxury, and efficiency, Volanteus deliver bespoke air charter solutions designed to meet the unique needs of every client. By Serena Templeton



The art of private jet travel is more than just a journey; it's the epitome of tailored luxury. Every detail is curated to provide an experience as seamless as it is indulgent. In a world where time is everything, private aviation eliminates the stress of commercial air travel, offering unmatched convenience and exclusivity.

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THE GREEN HEART *of Tuscany*

Argentario Golf and Wellness Resort offers a sublime escape in the stunning Tuscan countryside. Isabella Taylor books a tee time on the lush fairways to discover more about this enchanting location

The sun is just beginning to rise over the rolling hills of Maremma, casting golden light across the cork-oak forests and shimmering lagoon. A soft breeze carries the scent of wild rosemary and the distant murmur of the sea. This is Tuscany as it is meant to be - untouched, raw, and breathtakingly beautiful.

As you sip your morning espresso on the terrace of one of the Argentario Golf Villas, a curious deer might step cautiously out from the trees, pausing to inspect the fairway before continuing on its way. It's a reminder that this is no ordinary golf resort - this is a place where luxury and nature exist in harmony, where sustainability isn't just a buzzword, but a way of life.

The villas are part of Argentario Golf and Wellness Resort,

Autograph Collection, a place that is unlike any other in Italy. From the moment you set foot on the grounds, you can sense a different philosophy at work - one that respects the natural rhythms of the land rather than reshaping it for convenience.

Take the golf course, for example. Here, you won't find the artificially manicured perfection of traditional courses. Instead, the fairways are "naturally imperfect"—a conscious choice that has earned the course BioAgricert® Certification for its organic approach.

"We're aware that our course is naturally imperfect, but it's enough for us to explain our philosophy to golfers who come to play our course and nobody complains about any tiny imperfections," explains Ottavio Coppola, the golf club manager. "They understand that this is part of being an eco-



friendly, organic course.”

And when it comes to keeping birds from pecking at the greens? No harsh deterrents here - just a clever, all-natural trick. “We sprinkle chillies across the greens: the birds hate the spice, but it doesn’t harm them. A simple, sustainable solution.”

Testament to the quality of the course, the resort was awarded PGA National Italy status by The PGA in 2019 and will host the prestigious Italian Open on the DP World Tour from 26 to 29 June 2025.

Walking around the estate and golf course, you notice the shimmering silver leaves of ancient olive trees stretching across the landscape - over 4,000 of them, in fact. These trees aren’t just for show; they produce the resort’s own organic olive oil, a staple in the kitchens of the two on-site restaurants.

Dama Dama is the fine dining restaurant, while Club House is the more informal dining outlet. Both interpret Tuscan and Italian cuisine differently but always using carefully selected regional, seasonal ingredients, ensuring that the food not only tastes exceptional but also supports local farmers and reduces the resort’s carbon footprint. Many vegetables and fruits come directly from the Resort’s organic vegetable garden. “No chemicals, no artificial enhancements - just sun, soil, and care,” says Executive Chef Emiliano Lombardelli.

The way architecture and nature intertwine is one of the striking factors when you step inside one of the Argentario Golf Villas. Floor-to-ceiling windows frame sweeping views of the lagoon, golf course, and sea beyond. The villa itself seems to blend seamlessly into the hillside, its materials

carefully chosen to reflect and respect the landscape.

Each villa is customisable, designed by Milan-based interior designer Andrea Fogli, allowing owners to create a space that is both personal and sustainable. The estate runs on renewable energy sources, with solar panels and water-recycling systems in place to minimise waste and energy consumption. Even the villa gardens are maintained without pesticides, preserving the delicate balance of the local ecosystem.

Investing in one of these villas isn’t just about owning a luxury retreat in Tuscany - it’s about becoming part of a sustainable way of life. Owners can enjoy their villa whenever they please, and when they’re away, the resort’s property management team rents it out to other eco-conscious travellers, ensuring a steady return on investment without any of the hassle.

Beyond the privacy of the homes, Argentario Golf Villas offers a sense of community and connection. Owners gain exclusive access to the championship golf course, the Espace Wellness Centre, and the many cultural and culinary experiences that make Maremma one of Italy’s most enchanting regions.

And while the resort feels like a world of its own, it remains strategically located, just 90 minutes from Rome’s Fiumicino Airport, ideal for day trips to Florence, Siena, and Pisa, near charming coastal villages with a glamorous yachting scene like Porto Ercole and Porto Santo Stefano and close to the wine regions of Chianti and Montalcino.

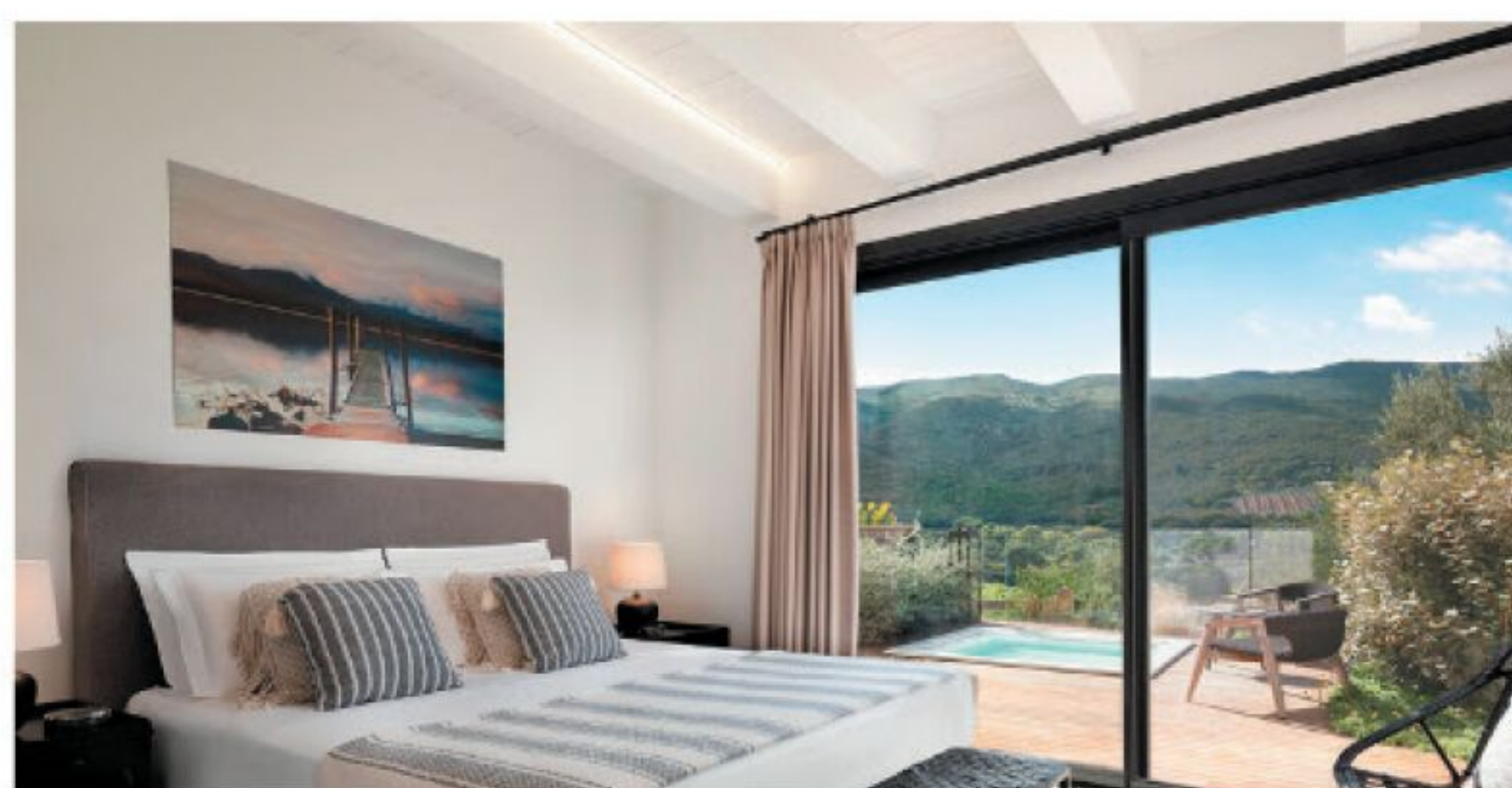
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TIME FOR *Tee*

St Andrews, The Home of Golf and surrounding regions are enhancing their championship course cachet with several new fairways in the mix. Mark Dunmore reports



Scotland has long been celebrated as the birthplace of golf – a land where rugged coastlines, rolling greens and centuries of tradition converge to create a truly unparalleled experience for golf enthusiasts, and with over 500 courses to choose from, the sport is playing a key part in both Scottish tourism and the wider economy.

The country can't be accused of resting on its laurels however, with a number of top-tier courses under construction and several more earmarked for remodelling to cater to the growing number of golf enthusiasts from the UK and overseas. One such 'heritage' newcomer is Cabot Highlands (formerly Castle Stuart) near Inverness; owned and managed by The Cabot Collection Group. For the global developer and operator of master-planned golf resort communities, this is their first foothold in the UK.

An international brand known for their established Cape Breton golf projects in Nova Scotia, Canada and upscale

FAIRWAYS TO HEAVEN

ST. ANDREWS BAY, Fife

April 2022 heralded an exciting new chapter for the five-star Fairmont St Andrews hotel with approval granted for a new-look golf course. Owners of St. Andrews Bay Development, which purchased the site in 2019, have ambitious plans to redevelop the existing 18-hole Torrance and Kittocks courses into one world-class design. Mackenzie & Ebert, known for their work on Open Championship venues, have also been recruited to create the new course with hopes of cracking the world top 100 and attracting European Tour events. The design is expected to incorporate the best parts of the existing layouts and make better use of the landscape. According to Martin Ebert, as many as eight greens could be perched on the edge of cliffs overlooking St. Andrews.

FEDDINCH, Fife

After 25 years of waiting, the Feddinch golf course in St Andrews is finally coming to fruition. Alvarez & Marsal Golf, responsible for gems such as Hogs Head in Ireland and Pakko Ridge in New Mexico, is delivering a sensitively designed course with breathtaking views of the cradle of golf.

When complete Feddinch Mains – which is located just two miles outside of St Andrews and adjacent to the Duke's Course – will see the site turned into an 18-hole golf course, a short par-three course, a practice range, a clubhouse, hotel and spa, six detached guest cottages, a greenkeepers service yard and a half-way house.

DESTINATION GOLF



developments in Saint Lucia, British Columbia, and Florida, the company (which acquired the esteemed Scottish links course Castle Stuart and surrounding estate back in 2022), has enhanced the fairway offering with a second links course Old Petty designed by acclaimed US architect Tom Doak to add to the original Gil Hanse and Mark Parsinen layout.

Located just five minutes from Inverness Airport and within driving distance from some of the most famous courses in the region, including Royal Dornoch, Nairn, Brora and Skibo Castle, Cabot Highlands boasts a prime location on the scenic Moray Firth; one that perfectly matches the estate's heritage transformation.

In addition to the duo 18-hole links courses, a bespoke collection of four-bed detached homes is in the mix, alongside an 11,000-square-foot Art Deco clubhouse, complemented by the exemplary service levels the Cabot brand is known for.

Comments golf consultant Donald Dewar: "Visitors have long delighted in playing the award-winning Castle Stuart course, which is part of the rich fabric of golf in this popular region. Now this Top 100 course includes signature Cabot couches off the 18th green and biscuits on the first tee."

The Tom Doak course ushers in a further 18 holes of breathtaking golf, all designed to harken back to the feel of a course that players could experience 200 years ago. Designed around the actual 400-year-old estate castle, the course incorporates natural contours, meandering through hillsides and expansive open land with several holes along the water.

The property portfolio meanwhile has kicked-off its



first phase comprising five four-bedroom traditional-build detached cottages with spacious open plan kitchen and lounge areas and upscale, modern design accents that are inspired by the alluring landscape of the Scottish countryside. When owners are not in residence, homes can be made available as luxury accommodation for visiting guests. As for the swanky new clubhouse - imagine a classically Celtic whisky and cigar bar, clubhouse grill bar and a chophouse restaurant, complete with new retail offering.

"In what is an historic location for golf, Tom has created something very special, pushing unconventional by modern standards. His vision of resurrecting an old true-links style course will serve as a great complement to the beloved Castle Stuart golf links," comments Ben Cowan-Dewar, CEO and co-founder of Cabot.

Concludes Doak: "The Old Petty course feature holes framed by the water's edge on one side and bluffs on the other, with rumpled fairway contours and infinity-edged greens that seem perched on cliffs directly over the sea. As course architects, our greatest joy is to try and sort out the best way to have fun over a raw piece of ground, but the ultimate success is to leave the golfer the same sort of puzzle."



DESTINATION *of Choice*

The Bay Course

Boasting four signature golf courses, luxury accommodation and an array of sports, leisure and fine dining experiences, Costa Navarino is so much more than just a resort. James Matthews went along to explore this award-winning destination

Having been ranked number one in the last two editions of Golf World's industry-leading 'Top 100 Resorts in Continental Europe' list, Costa Navarino's status as the market leader for premier golf venues across the continent is well-deserved.

The destination boasts four signature 18-hole golf courses, four five-star hotels and private residences, and numerous sports, leisure, gastronomic and cultural experiences. Add everything up, and it's easy to see why golfers have headed in increasing numbers to Greece's southwest Peloponnese.

Costa Navarino, which was named as the 'World's Best Golf Venue' at last year's World Golf Awards, features four signature courses – The Dunes Course, The Bay Course and the two layouts at Navarino Hills, the International Olympic Academy Golf Course and The Hills Course.

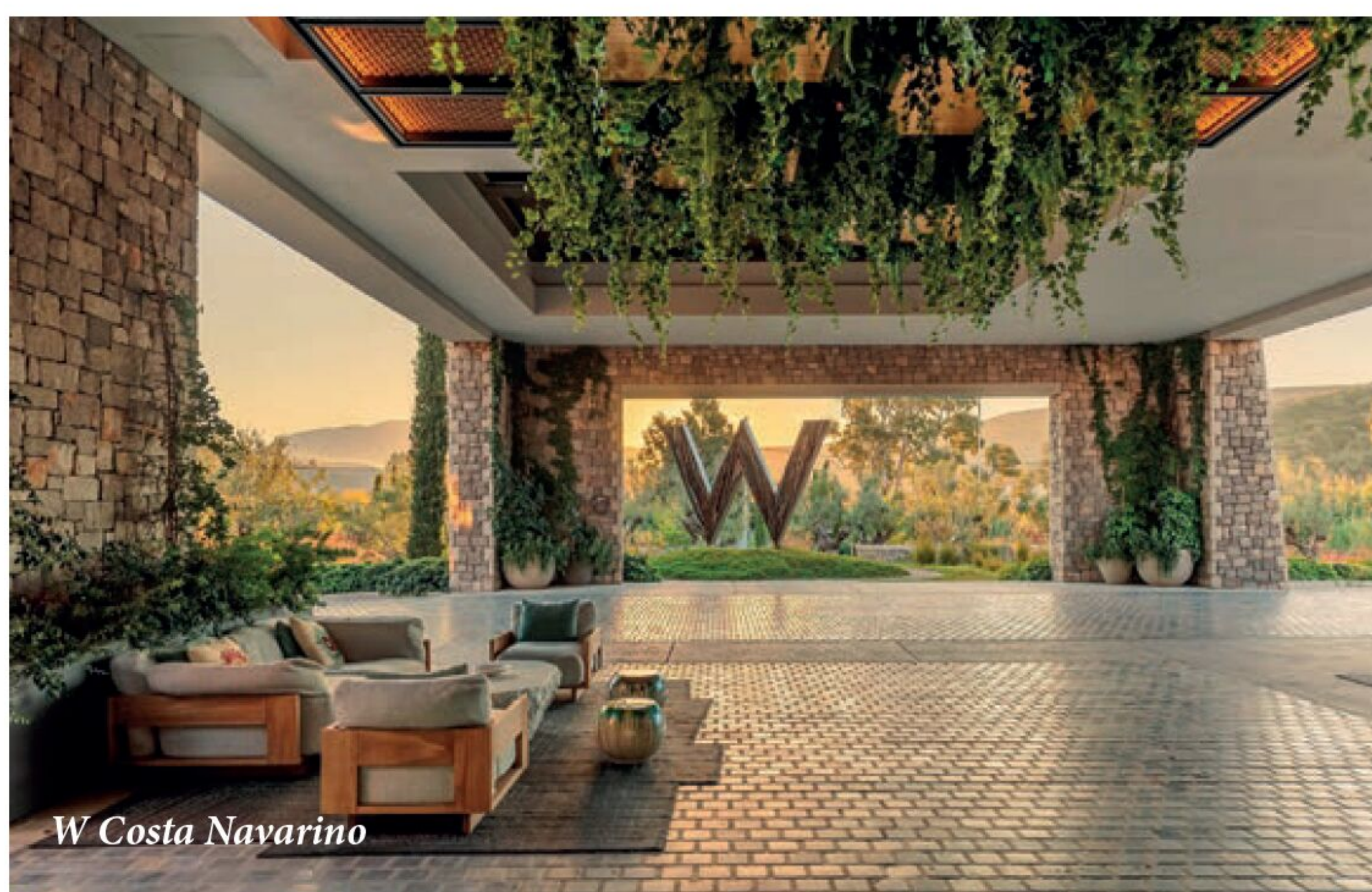
Situated across a maximum distance of 13km, each golf course offers a different and enjoyable challenge and all are memorable in their own right – from the technical demands

of The Dunes Course and dramatic backdrops of The Bay Course to the challenges set by the two layouts at Navarino Hills, which opened in 2022 and are perched high above the historic bay of Navarino.

Guests can choose from four five-star hotels at Costa Navarino: The Romanos, a Luxury Collection Resort is ideal for couples seeking a distinctive luxury holiday; The Westin Resort, Costa Navarino is the perfect choice for families and has unveiled a renewed look with redesigned accommodation, revitalised popular spaces and a brand-new lap pool; while the adult-friendly W Costa Navarino is ideal for those seeking a chilled and relaxing holiday in a vibrant, chic beachfront setting. Finally, there is the Mandarin Oriental, Costa Navarino, where guests can enjoy the ultra-luxury experience, while the nearby Navarino Agora is open to guests and locals and is a hub of gastronomy and shopping, alongside cultural events which showcase the region's heritage.



A 'Rolling Greens' villa at Costa Navarino



W Costa Navarino



The Costa Navarino region

When you also factor in an array of high-standard leisure and lifestyle facilities, a choice of more than 40 dining and entertainment venues, state-of-the-art sports facilities, world-class spa centres and a wealth of experiences to engage with the region's culture, history and nature, it's easy to see why Costa Navarino leads the way for modern golf developments.

Getting to the destination from the UK has never been easier, with new and expanded flight services from the likes of Heathrow, Manchester and Bristol over the coming months making this idyllic corner of Greece an increasingly attractive proposition to live.

Costa Navarino Residences feature a collection of luxury villas for private ownership, developed in the most privileged locations, in terms of privacy and views, within

the multi-awarded Navarino Dunes resort.

The villas are offered off-plan with extensive customisation options, or "turn-key" within a framework to ensure harmony of the built and natural environment, governed by comprehensive design guidelines and operating regulations that safeguard the interests of all owners. Residence owners will enjoy privileged access to all resort services, sports facilities, golf course and events as well as exclusive benefits available only to them.

Moreover, those seeking to immerse into the homeowner experience of Costa Navarino Residences, can select from a range of luxury villas available to rent, whilst enjoying all the facilities and services the destination has to offer through Villa Rental Collection.

www.costanavarino.com



ON COURSE FOR *Greatness*

*When a new golf course is named the best in the world just a year after opening, you'd be well advised to take notice and tee up.
By Serena Templeton*





That's exactly what happened at Terras da Comporta, Portugal, which beat off global competition when it took the title in November. The handywork of David McLay Kidd, who has laid down fairways everywhere from Bandon Dunes to St Andrews Links, The Dunas Course somehow exceeded sky-high expectations to claim the most coveted crown at last year's World Golf Awards. And yet, with a second course designed by a Masters champion coming this year, the story of Terras da Comporta is only just beginning.

Located an hour south of Lisbon in the Alentejo region, The Dunas Course is McLay-Kidd's first golf design project in mainland Europe and has quickly earned widespread global acclaim. Occupying a secluded setting on the edge of the Sado Estuary Nature Reserve, the par-71 layout has been created over 84 hectares of natural, sandy terrain and has been built using the highest sustainable practices.

Terras da Comporta will open its second 18-hole championship course, The Torre Course, this summer. Designed by European Ryder Cup legend Sergio Garcia, the course will be the first major layout that the Spaniard has held overall design responsibility for and is being tipped to become a future star of European golf.

Owned by Vanguard Properties, Portugal's largest real estate developer, Terras da Comporta features two large developments: Torre, comprising 365 hectares of land and Dunas, which occupies around 1,011 hectares. Each development will feature two luxury hotels with branded

residences, operated by leading hotel brands.

Full details of the real-estate opportunities available are still to be announced but the plans will feature approximately 730 housing plots in total, with prices ranging from €3.5million to €25million.

Alongside Terras da Comporta, Vanguard is developing Muda Reserve, another impressive residential project located in the Comporta area, combining the best of rural Alentejo life with the proximity of the sea. Built from scratch in a natural environment of rare beauty, Muda Reserve is inspired by a traditional Alentejo village, offering all the comforts and security of modern life.

This unique lifestyle proposal offers a broad range of facilities, including modern road infrastructures and water supply, energy, telecommunications, modern street lighting, a latest generation waste treatment station, as well as sports infrastructures, a children's playground, co-working space, food and beverage areas, and convenience stores. In total, the village will have 175 houses, developed in engineered wood (CLT, Woodframe), with high thermal, acoustic and energy efficiency (Nzeb, A+, CO2 neutral), meeting the requirements set by the EU for 2050.

All the units are part of an Energy Community, managed by Greenvolt Communities. Each house is supplied with two Epik bicycles and Tesla's Powerwall, guaranteeing more than 90% energy autonomy from renewable sources.

www.comporta.com

CLUB *Class*

With a unique golfing experience, luxury community and deep connection to nature, Apes Hill Barbados has become one of the most talked about destinations in the world. By India Cornwell

The 18-hole championship course lies at its heart, with sweeping views across the Atlantic Ocean on one side and the Caribbean Sea on the other from its elevated position 1,000 feet above sea level.

Designed by the legendary Ron Kirby, the course provides an immersive journey through dramatic gullies, breathtaking coastal views and pristine fairways, integrating seamlessly through the natural land with sustainability woven into the design.

The Little Apes 9-hole par-3 course is inspired by some of the world's most iconic holes. Ranging from 95 to 145 yards, it's a family-friendly short challenge with a big personality. With a state-of-the-art Performance Centre featuring cutting-edge technology plus the unique 19th Hole with its island green, drawing inspiration from the 17th at TPC Sawgrass, the golfing experience is simply on another level.

Apes Hill Barbados is, of course, much more than the golfing experience, special though that is, with elevated

luxury where exclusivity meets effortless island living. Here, members and guests enjoy an intimate community of like-minded individuals, highly personalised experiences and ultra-luxury villas, all with a laid-back Bajan charm.

There is a strong focus on luxury wellness within the community, with diverse options from nature hiking trails, in-villa massages, yoga and bespoke curated programmes. A racquet centre with eight Padel and two tennis courts adds to the appeal.

Sustainability is an integral part of the Apes Hill Barbados experience, blending luxury with ecological responsibility. With a commitment to organic farming practices underpinning its farm-to-fork initiative, Apes Hill aims to ensure that every meal is not just a feast for the senses, but a step towards environmental stewardship. With 60 acres dedicated to organic farming, 40 beehives supporting pollination, and 17 acres of fruit trees, the land helps to sustain the community.



DESTINATION GOLF



The Caribbean resort is adding to its luxury real estate portfolio with the introduction of new design-led Hilltop Villas in 2025. The four-bedroom Hilltop Villas are designed to embrace nature, with Atlantic Tradewinds providing natural ventilation, reducing reliance on air conditioning. Solar water heating and optional photovoltaic panels enhance energy efficiency, while a Bioswale Network nurtures biodiversity, resulting in a landscape where nature thrives effortlessly alongside refined living. These complement the homes across the estate, including the four-bedroom villas at Seaview Ridge and the three-bedroom Courtyard Villas overlooking the 18th fairway – the latter are also available for short stays.

Properties start at around £1.5m and give investors the opportunity to join an exclusive community that values

sustainability, refined living, and meaningful connections.

For short stay guests, it is a chance to experience life on a higher plane, blending the residential touch of the spacious luxury villas with comfort, service and personalisation, tailored to individual needs. For those seeking beaches, Apes Hill has an immersive beach experience a short shuttle ride from the resort. All beaches in Barbados are open to everyone and there are a diverse range of spectacular beaches and coastlines around the island.

Barbados has long been a destination of choice with secluded white sand coves, breathtaking scenery, and gastronomic delights. For Apes Hill, it's a place where the golf is on a higher level, but life is always down to earth.

www.apeshill.com

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THE *Perfect Pitch*

Pitch has reimaged golf with their top of the range indoor courses. Sarah Day went along to their new flagship location in Canary Wharf for a slice of the action

Until recently, golf was seen as an outdoor activity, played on expansive courses in all weathers, but there's change afoot, as more and more people turn to the simulator version of the sport, with London-based Pitch Golf leading the charge.

These sleek, spacious venues (soon to be six in total, and counting) combine the best qualities of a golf club and a stylish bar, complete with an Asian-inspired menu, well-crafted cocktails, live music and events.

Pitch's new flagship location in Canary Wharf is now one of three in the UK's capital – but Dublin and, soon, Manchester and Birmingham have already joined the line-up with plans to grow further internationally, with cities as far away as Melbourne, Australia, among the locations set to

welcome Pitch in the future.

Each venue carries the same sophisticated interior evoking an elegant, modern members' club and lifestyle hub, an eclectic space to combine golf with a fun and social vibe. The venues are welcoming to both members and visitors and offer something for everyone. And fantastic locations make the perfect spots for a business catch up, meeting or to work – while membership can be purchased, the venue is open to anyone looking for a spot to grab a coffee.

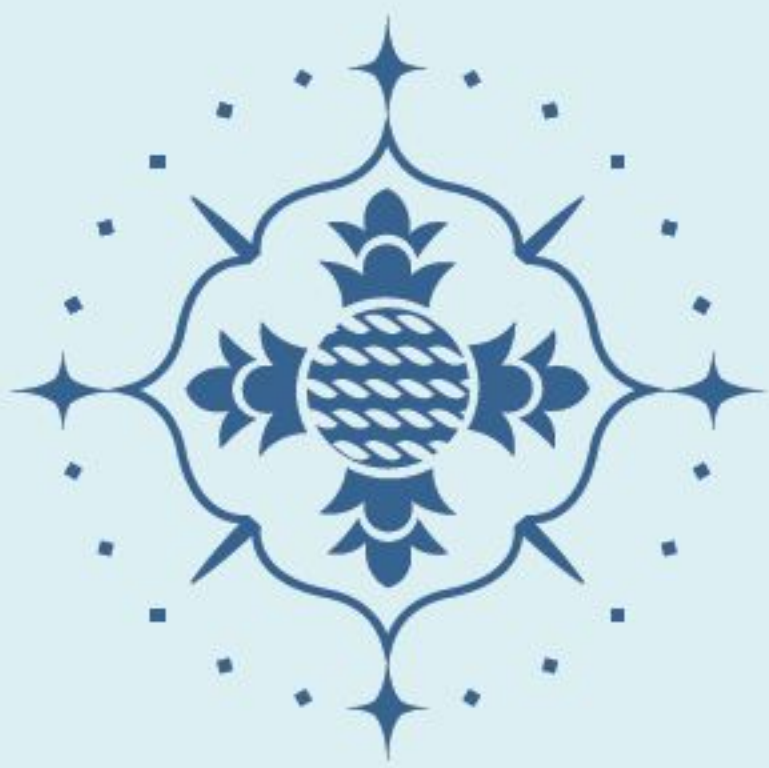
State-of-the-art simulators are, of course, at the heart of the experience; you can't get much closer to the real thing than the technology Pitch deploys.

So if you're after a hangout spot that offers something different, Pitch could be exactly what you're looking for – even if you've never picked up a golf club before.

<https://pitchgolf.london/>



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TIME TO *Shine*

Al Zorah Golf & Yacht Club is flying high at the forefront of golf in the Middle East. Alan Cox pays a visit to see what all the fuss is about



The last 12 months has been a year to remember for Al Zorah, with the club reaping the benefits for the outstanding course conditioning and golf experience that it offers to members and guests following a period of continued investment. It has also been a record-breaking year for the venue – with an increase in golf revenues and as host to a series of regional and global tournaments. Al Zorah was a multiple winner at last year’s World Golf Awards, with the venue claiming three leading accolades including the prized honour of Middle East’s Best Golf Course, and 2025 is shaping up to be even better with the

club unveiling a new state-of-the-art clubhouse as well as hosting a Challenge Tour event for the first time in its burgeoning history.

Featuring a stunning par-72 championship course – the first Nicklaus Design project in the United Arab Emirates – and outstanding practice facilities, the club was a popular venue for events for professionals and amateurs throughout 2024.

Among its many tournament highlights, Al Zorah had the honour of staging a Clutch Pro Tour, Europe’s leading golf development tour, for the first time last March and hosting the 43rd edition of the Pan Arab Golf Championship in November.

In addition, the club hosted the prestigious Al Zorah Mixed Amateur Open, a three-day event recognised by the World Amateur Golf Ranking and the Emirates Golf

Credit Kevin Murray

DESTINATION GOLF



Credit Kevin Murray

Federation Order of Merit, last month and Al Zorah is going from strength to strength in 2025.

Thrilled to be selected to host the inaugural Troon International Challenge which took place in March and the Challenge Tour for the first time in April, the Clutch Pro

Tour will return in October. In addition, Al Zorah revealed its eagerly awaited new clubhouse to an international audience at the end of last month.

Under construction since 2022, the magnificent three storey facility features a pro shop, gym, changing facilities and swimming pool, as well as various dining options, and is set to serve as a major focal point for golfers visiting the United Arab Emirates region.

Phil Henderson, general manager of Al Zorah Golf Club, said: “It’s been a year of great progress for us, and we’re delighted at everything the club has achieved in the last 12 months.

“We have a fantastic team here that is committed to making Al Zorah one of the finest golf destinations in the world and we’re determined to build on the recent success in 2025.”

Just 40 minutes from Dubai, Al Zorah Golf Club is part of Al Zorah City, a 5.4 million square metre lifestyle and real estate development on the Arabian Gulf. Opened for play in 2015, the course plays through one million square metres of natural mangrove forest a natural setting and provides a distinctive and most tranquil challenge for all golfers. Extensive practice facilities complement the luxury golfing experience, including a 350-metre-long driving range and 10,000 square metre short-game area and putting green which were completed in December 2023.



BEACH HILLS VILLAS

Al Zorah Development Company, a joint venture between the Government of Ajman in the United Arab Emirates and Solidere International, and the foremost holistic real-estate master developer of Al Zorah City, has revealed details of its anticipated luxury beachfront residential project, Beach Hills Villas.

The landmark project, situated on the shores of the Arabian Gulf adjacent to the iconic Oberoi Beach Resort, showcases four rows of ultra-luxurious villas. With spectacular and uninterrupted views of Al Zorah's pristine white sand shore and crystal-clear deep blue waters, the villas offer private beach access, epitomising the ultimate beachfront living experience.

Each row of villas is thoughtfully separated with a five-metre level clearance. This unique design feature means residents can enjoy an unobstructed, front-row beachfront experience. In addition, residents have the opportunity to indulge in the exclusive amenities offered at the acclaimed Al Zorah Golf & Yacht Club.

The second and third rows of the development feature a limited collection of meticulously crafted four-bedroom, one-level homes, which have been tailored to meet the most affluent of tastes. Each villa, spanning over 12,400 square feet of land, offers 6,759 square feet of living space and 24 metres of captivating beach frontage. The residences seamlessly blend modern architecture with generous open spaces.

The fourth row of the project is dedicated to a limited number of exquisite four-bedroom duplex villas, each nestled on a generous 7,427 square foot plot. Situated only 120 metres from the beach, this row also benefits from direct beach access in addition to exclusive luxury amenities, including private swimming pools, high-end finishes, and awe-inspiring panoramic sea views from the first floor. The villas also boast picturesque external elevations inspired by the surrounding natural landscape.

"We are delighted to have added the Beach Hills Villas to our esteemed residential portfolio," said Mr George Saad, CEO of Al Zorah Development Company. "This exceptional development has been designed with our residents' comfort and elevated lifestyles at the forefront, as it blends the tranquility of beachside living with upscale, contemporary finishing, offering a truly remarkable experience."

This upcoming development promises to fulfil the desires of investors and families seeking a haven to relax, rejuvenate, and savour life in a scenic location. Al Zorah City boasts a remarkable array of world-class amenities, including the award-winning The Oberoi Beach Resort, the acclaimed 18-hole Nicklaus-Design championship golf club, Marina 1 and Park, and the enchanting Al Zorah Mangrove Natural Reserve Forest. This exceptional environment provides unparalleled opportunities for sightseeing and water activities.

www.alzorahcity.com



SWEET *Harmony*

There are destinations that capture the imagination, and then there are those rare enclaves that speak to the soul. Harmonie Golf and Beach Estate is one such place. By Tom Fuller

A symphony of nature, luxury, and lifestyle nestled along the sun-kissed west coast of Mauritius, Harmonie Golf and Beach Estate is more than just an address. It's an invitation to invest in a way of life, where your villa overlooks an emerald fairway, and the turquoise hues of one of the island's most stunning lagoons. Conceived and built in partnership with the finest local and international minds, Harmonie stands as a testament to thoughtful design and world-class craftsmanship.

Spanning 150 hectares, the estate offers privileged access to an 18-hole golf course, a private Beach Club, a Boat Park, and lush landscapes that blur the line between indoors and out. Life here moves at your rhythm, where morning swims

meet sunset rounds of golf, and family weekends unfold with effortless ease.

Owners are granted exclusive privileges at Beachcomber Resorts and Hotels, and benefit from Mauritius' attractive tax framework – no capital gains tax, no inheritance tax, and full repatriation of profits. Add to this a Mauritian residence permit and the security of living in Africa's safest country, and the value is undeniable.

Harmonie Golf & Beach Estate is not just a sound investment. It's an opportunity to belong to something exceptional – a place where lifestyle and legacy converge. Welcome to Harmonie. Welcome home.

www.harmonie.mu

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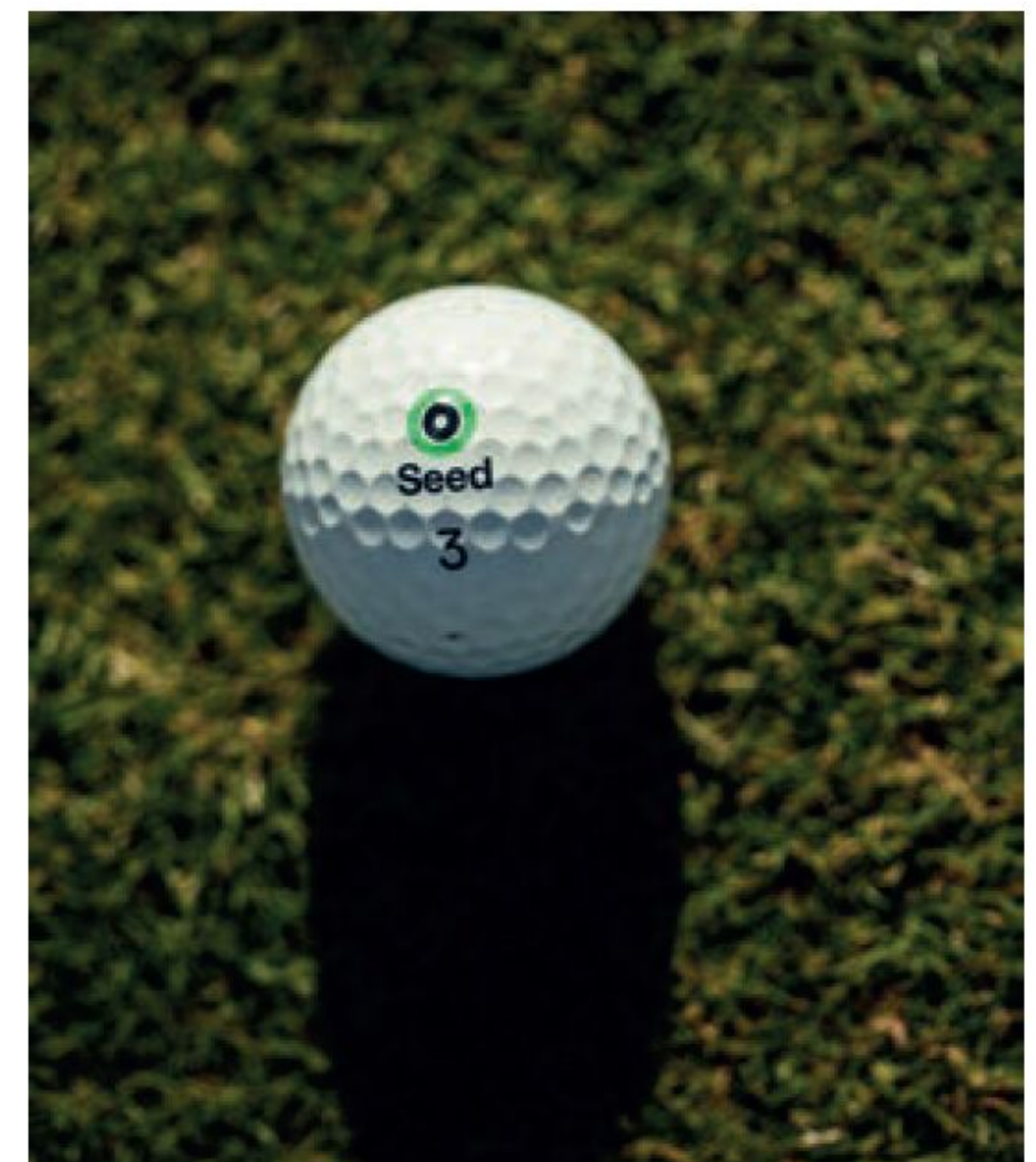
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Every discerning golfer needs the very best equipment, accessories and training aids. Abode2 looks at the latest fairway showstoppers



OGIO

OGIO's golf travel covers stand out from the crowd – you certainly won't have a hard time spotting them on the baggage carousel.

In 2025, OGIO released three new travel cover ranges in three distinct sizes, providing yet more great options for travelling golfers.

All bags – Alpha Travel Cover Slim, Alpha Travel Cover Mid and Renegade Travel Cover – enjoy new and improved construction and design. All bags are also foldable allowing for easier storage when not in use.

www.eu.ogio.com

SEED

Founded in Carlow by an Australian golfer, Seed's journey to the top of the golf ball market was an unusual one - but now the Irish brand has well and truly arrived.

Famed for their drastically lower prices when compared to

other premium balls, Seed's products nonetheless continue to stack up against the big guns in every performance test.

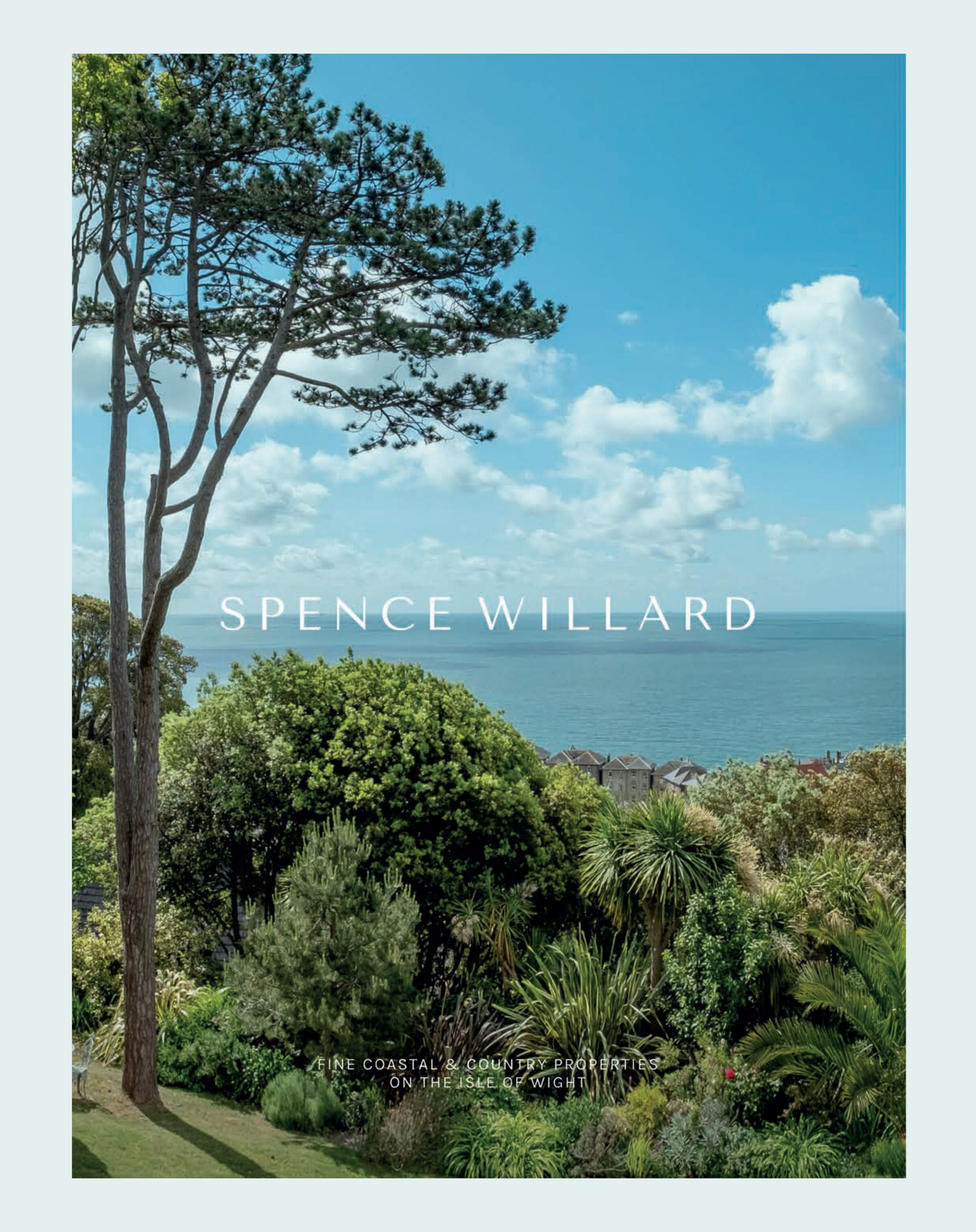
Seed's balls and apparel are best bought directly from their online shop, either as individual boxes or in a handy subscription service.

www.seedgolf.co.uk

PLATFORM

PLATFORM Golf is revolutionising the game by elevating simulation to new heights of realism and sophistication. Headlined by the new TrueSlope™ Combined PLATFORM, a comprehensive solution for full swings as well as putting, PLATFORM Golf's cutting-edge technology allows players to practice putts on tilting greens and shots from uneven lies. Able to integrate in real time with the biggest names in simulator technology, the TrueSlope™ Combined PLATFORM's modular design allows it to fit into any space in your home or club.

www.platformgolf.com



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HIGHLAND *Fling*

The five-star Fairmont St Andrews, sitting atop the picture-perfect cliffs on the eastern coast of Fife, epitomises quintessential Scottish luxury. By Scott Davenport

Picture breathtaking scenery in the ‘Home of Golf’ and you have the essence of Fairmont St Andrews. Set on a 520-acre estate, the resort features two Championship courses, 213 elegantly furnished guestrooms and suites, as well as two spacious Manor Homes with scenic views synonymous with the open-space escapism of the venue.

The resort brings guests to the epicentre of luxury, wellness, sport and local countryside character, each perfectly complementing each other to provide a truly unforgettable getaway experience. From the five-star wellness and spa facilities, to the golf courses, multiple dining options including two AA-Rosette eateries, luxury-by-design modern guestrooms and suites, and historic local town plentiful with activities for every interest, a stay at Fairmont St Andrews embodies the perfect combination of outdoor exploration and relaxation..

Golf in the ‘Home of Golf’

Set against the backdrop of the historic town and St Andrews Bay, the resort is home to two exquisitely presented and globally renowned Championship courses, The Torrance (Par 72, 7,230 yards) and The Kittocks (Par 72 and 7192

yards), and has played host to a number of prestigious events including The Asian Tour, European Tour’s Scottish Championship, The Hero Open, the Scottish Senior Open and is one of The Open Qualifying sites.

The practice area offers everything a golfer needs to prepare for a challenging round or to tune their skills. With many practice targets on an all-grass driving range, an extensive short game area and a large putting green, guests will certainly be ready for their round.

Forecaddies are available for 2-4 players, whilst the fleet of 40 covered golf buggies take players from hole to hole. Titleist rental clubs are available for an impromptu round at any moment.

Golf tuition is also offered by a fully qualified PGA Professional and can be arranged on all aspects of the golf swing, short game and on course strategy.

A Relaxing Stay

Guests can choose from a range of accommodation, perfectly tailored to their every need and desire. Options include the luxuriously decorated Fairmont Rooms, Fairmont View Rooms and Deluxe Sea View Rooms, each furnished with elegant Scottish touches.



There are also a range of Suites to choose from, including Studio, Junior and Executive Suites, each offering a range of stunning and spacious interior design concepts, large modern bathrooms with heated bathroom floors, separate walk-in showers and bathtubs and extended living and entertaining spaces.

The newly refurbished Manor Homes are equipped with a farmhouse kitchen, four en-suite bedrooms, two multi-purpose dining rooms and open plan lounge; one with its own games area and the other with a cinema room. A stay in a Manor Home comes with complimentary access to the Fairmont Spa and Fitness facilities, complimentary car parking and helicopter landing rights.

Unwind and Energise

As part of a strong commitment to promoting active lifestyles, the Fairmont Spa offers a tranquil environment where private members, resort and spa guests can work out in comfort at their leisure, or simply unwind with friends.

The stylish club also boasts a 16-metre indoor, level deck swimming pool with comfortable loungers and Jacuzzi, sauna, steam rooms and drench shower.

The Fairmont Spa has ten Scottish themed treatment rooms including a couple's suite and male grooming room. The Spa offers an inspired collection of personalised treatments from world-renowned spa experts, ESPA, and



the best of natural skin care created using hand-harvested seaweed from Hebridean Islands off the North West coast of Scotland, Ishga Skincare.

Wining and Dining

Offering a range of unique dining experiences, Fairmont St Andrews pride themselves on sourcing local, seasonal produce from the finest farms and suppliers in Scotland. St Andrews Bay Clubhouse and Grill is set upon a spectacular cliff top with stunning panoramic views over both championships golf courses and St Andrews Bay, serving the finest Scottish steak and seafood. The premier Italian restaurant, La Cucina, encapsulates the charm of a classic Trattoria paired with contemporary flair. A full Scottish breakfast is served in the Squire restaurant enabling guests to sample true Scottish delicacies such as black pudding and haggis. Guests can also relax in the opulent Atrium Lounge and enjoy an Afternoon Tea Experience.

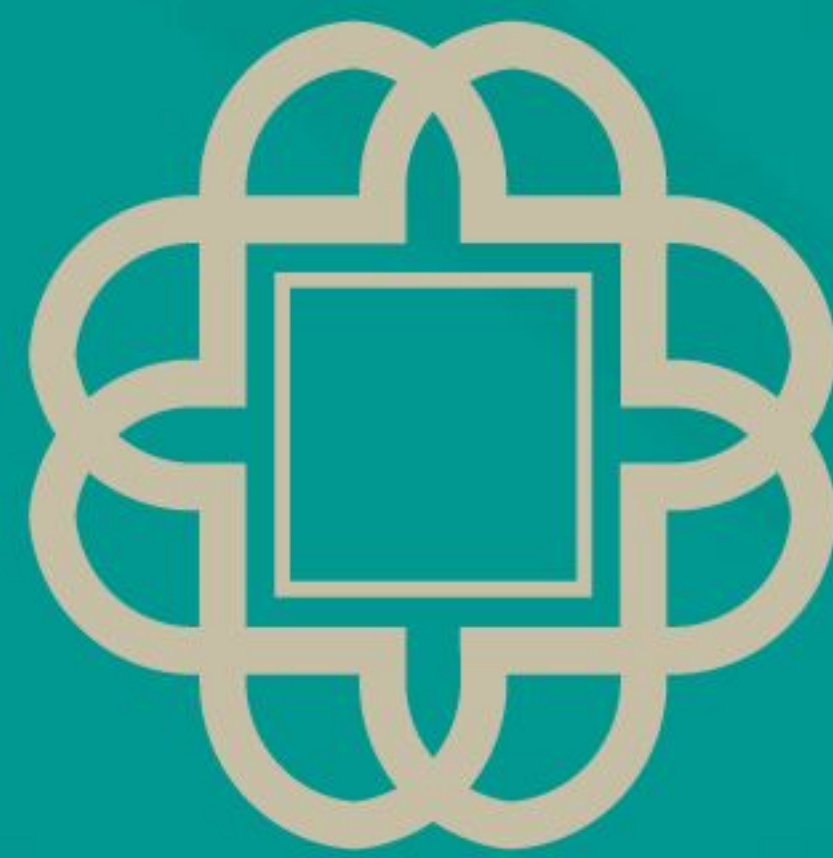


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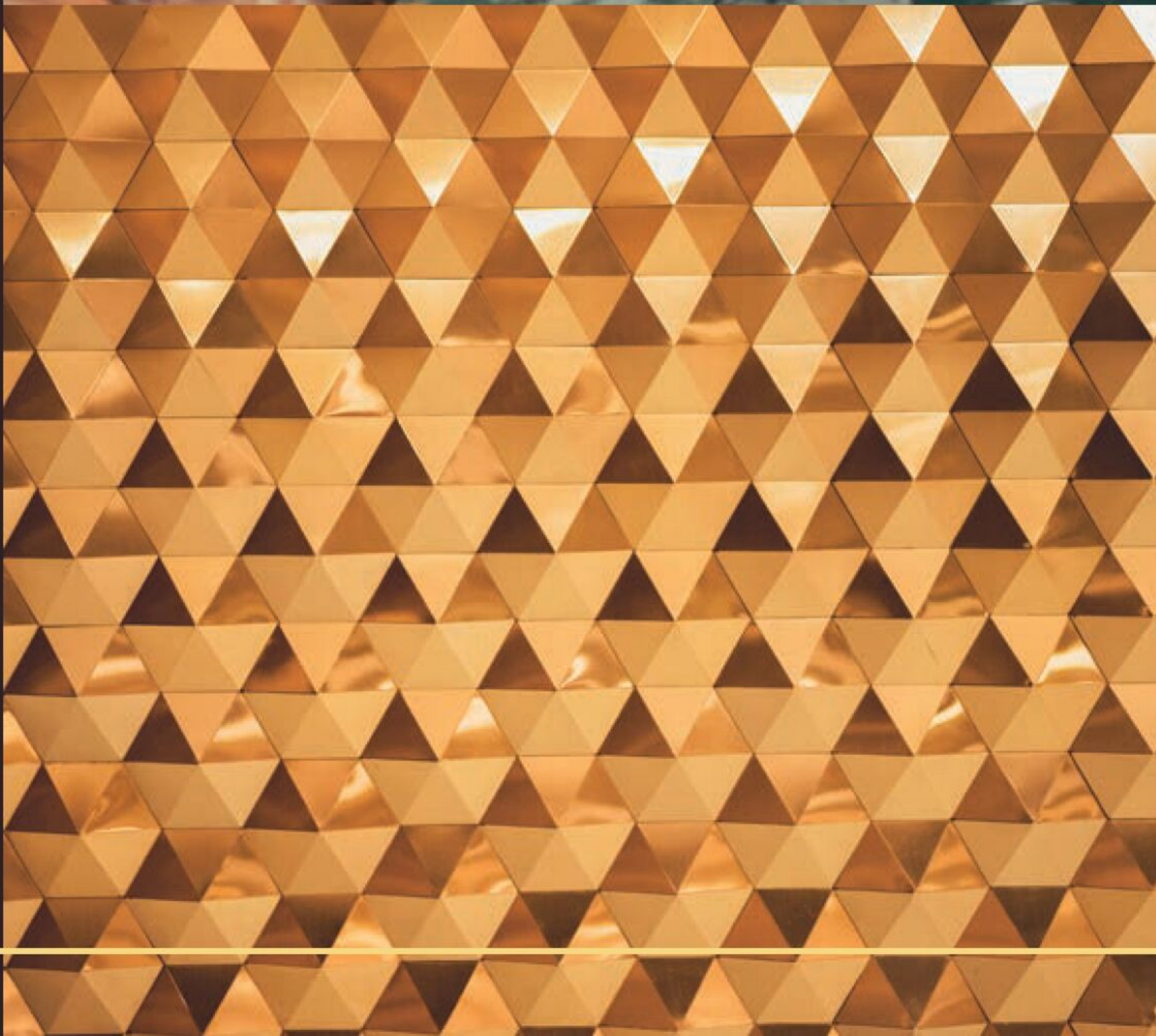
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First-class HEALTHCARE

With interest in self-pay healthcare on the rise, Tania Jacobs goes behind the scenes of The London Clinic, to see what patients can expect from the private experience

Based in London's Harley Street medical district, The London Clinic has been providing private healthcare for almost a century. Opened in 1932 by the Duchess of York accompanied by her husband the Duke (later King George VI), the organisation was even then, a state-of-the-art facility. Built with the highest specifications of the day and introducing novel concepts like hospital food, patient comfort has always been high on its agenda. It's the hospital of choice for around 120,000 patients

each year and, in a recent survey, over 98% of them rated their experience as good or very good.

According to The London Clinic's Medical Director, Satya Bhattacharya, it's this holistic, highly personalised approach to healthcare that makes the difference. "We understand that our patients' experience with us is as important to their recovery as the expert medical treatment we provide," he explains. "Any medical procedure from the simple to the highly complex can be daunting. We treat the individual,



creating bespoke care packages designed to alleviate any stress or worry our patients may have, so that they can focus on their health”.

Of course, this approach to care is underpinned by a skilled medical team of over 700 consultants and another 1,200 clinical and non-clinical staff. Driven to achieve the best treatment outcomes for their patients, they are the beating heart of the organisation. Many of them, from chefs to surgeons are, The London Clinic is keen to stress, leaders in their fields.

This passion is also the force guiding the charitable objectives of the organisation. As a charity, The London Clinic’s board of trustees are free to set an agenda that focuses on improving patient outcomes, rather than shareholder returns. Profits are reinvested in three key areas: innovation and technology, training and education, and patient care. It’s an approach that has put the organisation at the forefront of personalised healthcare. It’s the first private hospital in the UK to establish a robotic surgery centre of excellence, as well as being the largest stem cell collection centre in Europe and, through a recent partnership with health technology leader Advanced Oncotherapy, will soon bring innovative proton beam therapy to its cancer patients.

Making sure everything is in place to guarantee patients a comfortable stay, is Head of Hotel Services and Customer Services, Luis Pedro. First impressions are important he says. “It’s amazing the difference a smile makes. Our front-of-house teams set the tone for people arriving at the hospital. Our aim is to deliver a first-class hotel-style experience alongside first-class medical treatment. That means putting people at ease from the minute we open the door to them and working seamlessly as a team to ensure this good feeling





stays with them throughout their visit.”

This team includes housekeepers, interpreters, concierges, catering and security staff. The concierges are an invaluable feature, particularly for patients who don’t live locally. Even before they arrive at the hospital, concierges can help them with travel arrangements, hotel bookings for accompanying family or friends and also theatre tickets, dinner reservations, tours and shopping trips to provide a distraction during their stay.

Patients themselves are accommodated in private, en-suite rooms. As you would expect, these are equipped with Wi-Fi, TV, patient-controlled beds and air conditioning. Added to this though, is the fact that rooms can be customised, throughout a patients stay, depending on the type of procedure they are having and the stage of treatment they are at. It means care can be brought to them, in a space they have become familiar with, rather than having to collect up personal belongings and move between wards.

Also delivered direct to patients is in-room dining. An early innovator in this area, The London Clinic continues to push boundaries in terms of what can be achieved with

hospital food. Executive Chef Paul O’ Brien was poached from the London restaurant scene and brings Michelin star experience and a love of fresh, responsibly sourced ingredients to The London Clinic kitchens. Co-developed with dieticians to meet the nutritional requirements of patients with allergies, cultural preferences or changing tastes, Paul’s meals are anything but boring. His menu features dishes such as pan-fried Tiger prawns with harissa and stir fry beef with ramen noodles and broccoli, sitting alongside the familiar sandwiches and staples for when appetites aren’t quite up to gourmet treats.

Walking around the hospital and chatting with the staff, it’s clear there is a passion for delivering excellent service that unites The London Clinic team and makes them willing to learn and improve. They recognise that patients are their most important critics and continually use their feedback to adapt and grow. By continuing to put patient needs first, The London Clinic will be well placed to navigate our changing healthcare landscape and carry on providing healthcare into its next 100 years.

www.thelondonclinic.co.uk

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A NATURAL *Boost*

Prioritising health and wellbeing in our busy lives can be a challenge. With quality ingredients and high standards for purity and potency, Abode2 investigates how Pure Encapsulations are redefining dietary supplements





Pure Encapsulations: What Are They?

In today's wellness-conscious world, the demand for dietary supplements has surged, offering consumers an overwhelming array of choices. Amidst this vast selection, Pure Encapsulations, now available at John Bell & Croyden, stands out for its commitment to quality and efficacy. Each product is precisely formulated and undergoes rigorous testing to ensure it meets the highest standards.

Why They Are Worth It

Formulated by nutritionists, PhDs, and leading medical experts, these professional-grade supplements are trusted by healthcare providers for their purity, potency, and bioavailability. Designed to deliver consistent and reliable results, they are particularly suited to individuals with specific health needs or conditions. Pure Encapsulations employs enhanced quality control measures to ensure its products are free from contaminants, unnecessary fillers, binders, preservatives, and artificial colours, offering consumers a cleaner, more effective supplement.

Another standout feature is transparent labelling, which guarantees that what is listed on the label is exactly what's in the product - no hidden ingredients or misleading claims.

Pure Encapsulations is committed to a sustainable future and that comes through not only in their products but in their practice as a company, constantly working to reduce their environmental footprint.

Free From What's Unnecessary

For those with allergies or sensitivities, choosing the right supplements can be a challenge. Pure Encapsulations prioritises the use of ingredients rigorously tested for identity,



potency, microbial contaminants, heavy metals, solvent residues, and allergens. Their supplements are certified by the Gluten-Free Certification Organisation, an internationally recognised and trusted symbol that ensures products meet the highest quality standards for gluten-free certification.

Bioavailability And Dosage Matters

Pure Encapsulations uses ingredients with higher absorption rates and improved bioavailability, so you get more for your money. The evidence-based formulations of its supplements often include clinically proven ingredients, supported by research, meaning that they are not only effective but also align with the latest advancements in nutritional science. For example, if a study has been performed on a specific type of magnesium, (because there are multiple forms), Pure Encapsulations will use the same type and dose used in the study and the amount found effective.

An Investment In Your Health

Think of supplements as an investment in yourself. Pure Encapsulations stands out for its quality ingredients and strict operating procedures. You have a lot of choice in the supplement world, so spending your money on pure, high-quality professional grade supplements is a simple way to get the quality and value you deserve.

SUSTAINABLE *Scent*

Rollr is breaking the mould in sustainable luxury deodorant, combining green credentials, with luxurious scents, efficacy and wellness. Company founder, Milo Pinckney reveals more





John Bell & Croyden, London's iconic destination for health and beauty, exclusively launches Rollr, a revolutionary new deodorant that marries indulgence with sustainability. Developed by visionary founder Milo Pinckney, Rollr is the first deodorant of its kind, designed to elevate the daily ritual of personal care while keeping the planet in mind.

This innovative product combines a high-performance, all-natural formula with luxurious, cooling gemstones and a refillable design. Described by the founder as “consciously hedonistic,” Rollr offers an elevated daily experience while prioritising environmental impact.

“Rollr was born from the desire to merge sustainability with indulgence,” explains Pinckney. “We wanted to prove that a natural product could perform like a chemical one, while making the positive impact part of an elevated experience.”

Rollr stands out with its unique features. Pre and probiotics help to balance the skin's bacteria naturally, while mineral salts reduce sweat without blocking pores. Cooling gemstones, like Rose Quartz and Blue Dumortierite, offer a gentle massage and believed wellness benefits. Pinckney shares: “My personal favourite is Vetiver on Green Aventurine which helps me feel green, grounded and connected to nature. We love the idea of blending science with mystique, and, as each stone is totally unique, it gives every gemstone Rollr a personalised touch that aligns with the user's needs and energy.”

“One of Rollr's values is to live maximally with minimal impact,” adds Pinckney. “Our refills are designed for minimal



waste, with 90% less packaging compared to competitors.” The refillable system is simple and convenient, encouraging sustainable practices. Each refill lasts around two months, and the refillable system is easy to use. “You just pour the powder into your Rollr bottle, add water and shake.”

Rollr is specifically designed with sensitive skin in mind, avoiding common irritants and using soothing ingredients like aloe vera.

“John Bell & Croyden is the perfect partner for Rollr,” confirms Pinckney. “Their commitment to quality and discerning customer base aligns perfectly with our brand.”

This is just the beginning for Rollr. The brand plans to explore other product lines that ally with their values of sustainability, luxury, and wellness, particularly around their scents. Rollr aims to push the boundaries of personal care, always prioritising pleasure and positive impact.

<https://johnbellcroyden.co.uk/collections/rollr>



INTERNATIONAL *Affair*

With global experts, based in London, L-J Andrew meets the team at Mayo Clinic Healthcare who bring world class health care to the capital

Mayo Clinic Healthcare in London, is a private outpatient clinic that provides personalised health care ranging from preventive screenings and tailored wellness plans to second opinions for complex diagnoses for several medical specialities including cardiology, gastroenterology and pulmonary medicine.

The clinic, located at 15 Portland Place in the Harley Street Medical Area of London, also serves as a gateway to Mayo Clinic's 4,000 physicians in the United States and a hub for virtual visits for patients who otherwise might need to travel to Mayo in the U.S. for care. Mayo Clinic Healthcare's health screening plans include genetic testing and programmes tailored to corporations and executives.

Consultants at Mayo Clinic Healthcare are the top in their fields. They take the time to listen to patients and build a relationship resulting in expert care tailored to their needs.

"Mayo Clinic is the place to go for definitive answers. We excel at helping people live their healthiest lives and in caring for patients with serious, complex or unsolved medical needs," says G. Anton Decker, MBBCh, MHA, President of Mayo Clinic International. "Anyone who goes to Mayo Clinic Healthcare has access to all of Mayo and its deep expertise. We aim to serve as a trusted resource and partner to patients and health care organisations across the U.K. and world."

The cardiology team at Mayo Clinic Healthcare includes Professor Elijah Behr, whose areas of focus include heart rhythm disorders, genetic heart disease, cardiomyopathy and sudden cardiac arrest. Working alongside is Professor Sanjay Prasad, whose special areas of expertise include heart failure, cardiomyopathy, coronary artery disease and high blood pressure and Dr Gosia Wamil, Ph.D., whose focus areas include heart failure, hypertension, heart valve abnormalities

and inherited cardiomyopathies.

The world-class gastroenterologists include Professor James East, whose areas of interest include endoscopy, stomach cancer, gastroesophageal reflux disease, irritable bowel syndrome, anaemia and swallowing disorders, and Professor Bobby Prasad, whose focus areas include irritable bowel syndrome, gastric cancer screening, gastroesophageal reflux disease, obesity, pancreatic and biliary disease, and small intestinal bacterial overgrowth.

In pulmonology, the areas of focus of Dr John Costello, include asthma, chronic obstructive pulmonary disease, COVID-19-related lung issues, shortness of breath, and early detection of lung cancer.

The clinic's physicians also include Dr Kevin Fleming, an expert in personalised health care, wellness and chronic, age-related and stress-related conditions, and Dr Sandeep Kapur, who has special interests in chronic disease management, complex care coordination and medical technology.

Dr Fleming and Dr Kapur also lead the client executive and individual health screening programme.

Mirroring the patient experience at Mayo Clinic, ranked No. 1 hospital in the U.S. for the sixth consecutive year by US News and World Report, first-time patients to Mayo Clinic Healthcare in London can expect a pre-planned itinerary, with consultation and most needed tests being undertaken on the same day in the building.

The clinic offers a range of diagnostics including gastroscopies, colonoscopies and other cancer screenings, ultrasounds, magnetic resonance imaging (MRI), X-rays, CT and echocardiograms.

To learn more or request an appointment visit mayoclinichealthcare.co.uk or email info-ukmch@mayo.edu

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To request an appointment call +44 (0) 207 871 2575 or email info-ukmch@mayo.edu.





STYLISH

Sojourn

One of Kensington's most with-it boutique hotels, The Adria's lap of luxury charms take an indulgent weekend escape to a whole new level, as Laura Henderson discovered

Does a little intrigue pique your interest? Then you've come to the right place at The Adria. This effortlessly stylish 19th century townhouse, has you stirringly curious from the outset. No flamboyant signage or coat and tails doorman tipping his hat. Instead, a ring of the antique doorbell and a warm come-hither welcome awaits, before bags are whisked away and the drawing room check-in begins, accompanied by a refreshing cup of Mariage Frères Earl Grey tea.

The hotel instantly makes you feel as though you are in the best of hands and the décor is food for the 'relax and unwind' soul too; velvet deep-back sofas, statement Art Deco lighting and period features that blend seamlessly with contemporary craft and design. Walls adorned with antique mirrors, offer up a vintage-meets-modern expo of Sepia memorabilia and British-made art from contemporary hyperrealist artist Gabriella Anouk.

For those chomping at the bit to press pause and unwind, the hotel has several convivial spaces to do precisely that. The Polo Lounge dressed up in down-the-ages equestrian photographs is perfect for Afternoon Tea or a celebratory pre-dinner cocktail, while the handsome Games Room offers a playful interlude with its leather armchairs and traditional games such as Solitaire. If an evening watching the silver screen appeals, then the Living Room sports a large television so guests can stream their own movies. My favourite during our stay - The 'Winter Garden' brimming



with greenery is a delight for relaxing with a good book; its wall-to-wall (retractable) glass ceiling letting in a flood of natural light. The hotel also has a 24-hour gym and a sauna on the first floor open from 8am to 9pm daily.

The hotel's 20 rooms and 2 suites are quirkily named after British personalities and objects. Ours, Elizabeth, could easily pass as one's very own chichi apartment – complete with decadent bedroom (four poster bed), and adjoining living room furnished with antique chaise longues and artworks of the late Queen Elizabeth II. Other room themes include Downing, Nelson, Fortnum, and even Tea. A further eccentric touch, there are no actual room numbers. Instead, keys are stored in colourful books. To access your room floor via the lift, it's a case of looking out for your letter, not your room number.

We got lost exploring our bathroom – swathes of floor to ceiling marble in soothing oceanic shades of blue and grey. Centre-stage was a cavernous roll top bath, complete with purpose-made bath pillow and organic Bamford products to



help us unwind (did I mention the flatscreen Aquavision TV?).

A further pleasure-enhancing in-room treat – is the exquisitely stocked mini-bar - Charbonnel & Walker chocolate; chilled Lanson champagne and most impressive of all, a selection of bohemian ready-to-drink cocktails from Avantgarde Spirits. Take your pick from Old Fashioned, Vesper, Negroni, or a classic shaken-not-stirred Martini to whet your whistle before dinner.

Dining at The Adria is an inspired break with convention edging towards the feel of a private members' club. Not least because there isn't strictly a restaurant. Instead, guests can choose what style of cuisine and speciality dishes takes their fancy from a curated selection of local partner restaurants. There's even a choice of where to dine – in the privacy of your own room or in one of the hotel's elegant lounges. Just one swish of The Adria magic wand and your butler will do the rest. Staff are also available should you be in the mood for an after-dinner digestif from the drinks trolley, or a naughty night-bite from the pantry.

Upmarket South Kensington is steeped in culture and history, which makes the hotel supremely well-placed for a spot of out and about exploring. Within walking distance are the Royal Albert Hall and Hyde Park. And for those with



nostalgic tendencies or a penchant for natural phenomena – you're in luck. The borough is known as London's Museum quarter, with The Natural History Museum, Science Museum and the V&A also within walking distance.

A stay at The Adria is an incredibly personal experience; one where nothing is too much trouble, and understated luxury is what it's all about. If you're after a refined home-away-from-home with all the trimmings – click below and start planning that escape.

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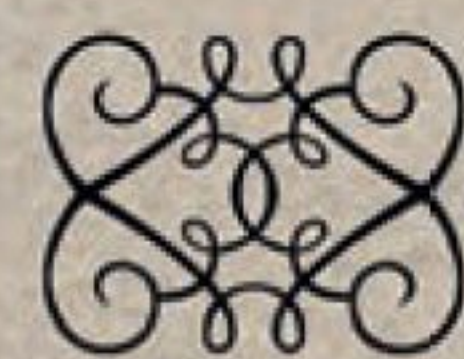
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LONDON CALLING



PERIOD *Drama*

The menagerie of delights that lies within the iconic world-famous English Emporium that is Liberty London, includes a brand-new, show-stopping interiors collection. Tania Jacobs reflects on the brand's enduring appeal



LONDON CALLING

British merchant Arthur Lasenby Liberty was an adventurous man who dreamed of docking a ship in the streets of London. And in the 20th century, Arthur's seemingly far-fetched dream became a reality.

In 1875, he opened the doors of a shop on Regent Street called East India House, with just three staff. It offered furniture, fabrics and porcelain from far-flung, exotic destinations, including Persia, Asia and Japan, to a Victorian public intrigued by the East.

The store proved a huge success and, in 1924, it relocated and expanded into the eponymous emporium located on Great Marlborough Street, just a stone's throw from the busy throngs of Oxford Street.

Fast forward to today and flying in the face of the maelstrom conversion to online shopping, perhaps the most endearing aspect of the brand, is its ability to still attract a sizeable and loyal in-store clientele, showcasing luxury artisanal goods with eclectic influences from around the





world, while still flying the flag for great British design with equal gusto.

Style consultant Anastasia Kuatkhina reflects: “Liberty has been synonymous since the mid-20th century with the Arts & Crafts and Art Nouveau revival-style fabrics designed by their in-house team and it’s a point of difference that still carries gravitas, even in today’s new norm retail world. The shop’s archive alone contains more than 43,000 designs, and many are still available to buy by the metre in-store. But their head and shoulders above the rest uniqueness, is their love of curating British brands from Another Country to SCP, alongside cutting-edge Danish design heroes such as Carl Hansen and Hay. Many of those designs are one-offs too, such as a vintage Peshawar rug, alongside larger piece collections from the bigger designer brands – it’s the perfect partnership.”

Stroll through the store’s 4th floor furniture collection and it’s undeniably a place where old sits with new. Design classics mingle with obscure hard-to-find objects, and contemporary pieces are offset by vintage relics and Arts and Crafts. Handcrafted John Sankey sofas gracefully lounge alongside modern and re-worked tables, desks and storage solutions, with leather clad Baileys Home armchairs. Les Couilles du Chien meanwhile is on hand for antique, vintage and unusual

items from across the globe, alongside iconic Fratelli Tosi Murano mirrors, and great British design from Soho Home and eclectic East London favourite House of Hackney.

“It’s easy to be inspired - the Liberty design team are always one step ahead,” adds Anastasia. “Instead of chasing trends, the print design team draw inspiration from art history, cultural icons and a vast fabric archive to create its collections. They work on collections two years ahead of their release. Their work isn’t governed by industry trends. Instead, they put a lot of time into researching meaningful themes that they want to represent each season.”

This practice means it takes from 12 to 15 weeks to complete a collection, with the team working from complex research findings to inform its direction. Past collections have begun by looking at the work of eccentric English muses – from King George IV, whose interior choices informed the look of Brighton Pavilion, to John Lennon, who wore a Liberty print shirt on stage in the 1970s, and modern-day supermodel Lily Cole.

To this day, a voyage of discovery still awaits eager customers, with history hidden amongst six floors of cutting-edge design, unexpected edits and beautiful object d’art from all four corners of the globe.



NEW BEGINNINGS FOR INTERIORS EMPORIUM

Retaining the classic style Liberty is known for and fusing it with contemporary ideas and fresh thinking has enabled the Interiors Emporium to showcase the best and brightest in modern home decoration from some of the most inspiring designers across the globe. From hand-thrown ceramics to graphic printed blankets and mouth-blown glassware, each piece has been carefully crafted with a rich infusion of personality. The enchanting window displays and dedicated placements of items, enable buyers to view the bold, bespoke artworks and unique hero pieces to curate and transform their own living space. This year, plants reign supreme, with a stunning new wallpaper and fabric collections echoing the biophilia trend, with Liberty's design team referencing botanical symbolism and documentation, as well as their rich heritage of art and design. Taking inspiration from three pivotal print stories from the archive – Floribunda, Art Nouveau and The Tree of Life – the dedicated in-house creative team have designed beautiful prints, as well as hand painting and re-working vintage designs from the 45,000 strong archive, bringing the vibrancy of the Liberty aesthetic indoors. Adds Anastasia: "As we head into a new era where virtual experiences and online shopping come ever more to the fore, Liberty's customers are becoming curators and ambassadors for the brand, uploading their own images of Liberty fabrics, clothing and furnishings alongside the professional styling of Liberty's esteemed team. As collaborations become more ubiquitous and the lines between purveyor and recipient blur – it's fabulous to get a glimpse into Liberty's future."



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HOME FROM *Home*

George Banns catches up with Sally Wang, Founder of SJW UK Property Investment Ltd, to discover how international buyers are continuing to grasp the considerable real estate opportunities the UK has to offer

Tell us more about SJW UK Property Investment Ltd

I established SJW in 2015, in response to my own experience after I moved to the UK in 2001. At that time, I was a Chinese student but, I found that after more than a decade of living in the UK, I was still finding it difficult to purchase my own property. This led me to the conclusion that there needed to be more help for non-UK residents and Chinese nationals looking for property.

Ten years down the line, we now cover buying, selling, lettings and management, as well as building dream homes from scratch. The majority of our clients and service users are based in mainland China; but not only do we help mainland clients, we also cater to investors based around the world that are looking to purchase a property across four major locations, London, Cambridge, Oxford, and Birmingham.

At SJW, we truly look after properties as if they were

our own. We move forward with this culture in mind and strive to be the most reputable brand, one that could last for centuries with hundreds of employees sharing the same values. In 2019, we extended to including non-Chinese members on our team. Now we have Italian, French, Irish, Hong Kong, Taiwanese and mainland China team members and I feel proud that we are a truly international.

Why is there such interest in UK real estate?

SJW Properties represents a niche sector of the market, but from what we see, there are two main reasons. Clients' offspring are, or will, be studying in the UK. Practically thinking, rather than spending money on rent - the Chinese culture is to buy property. Going forward, if the children no longer require the use of the property, we can rent it out on their behalf. The second reason is to spread the risk. Some investors buy stocks, others buy real estate.



What's your best piece of advice for those looking to invest in UK real estate?

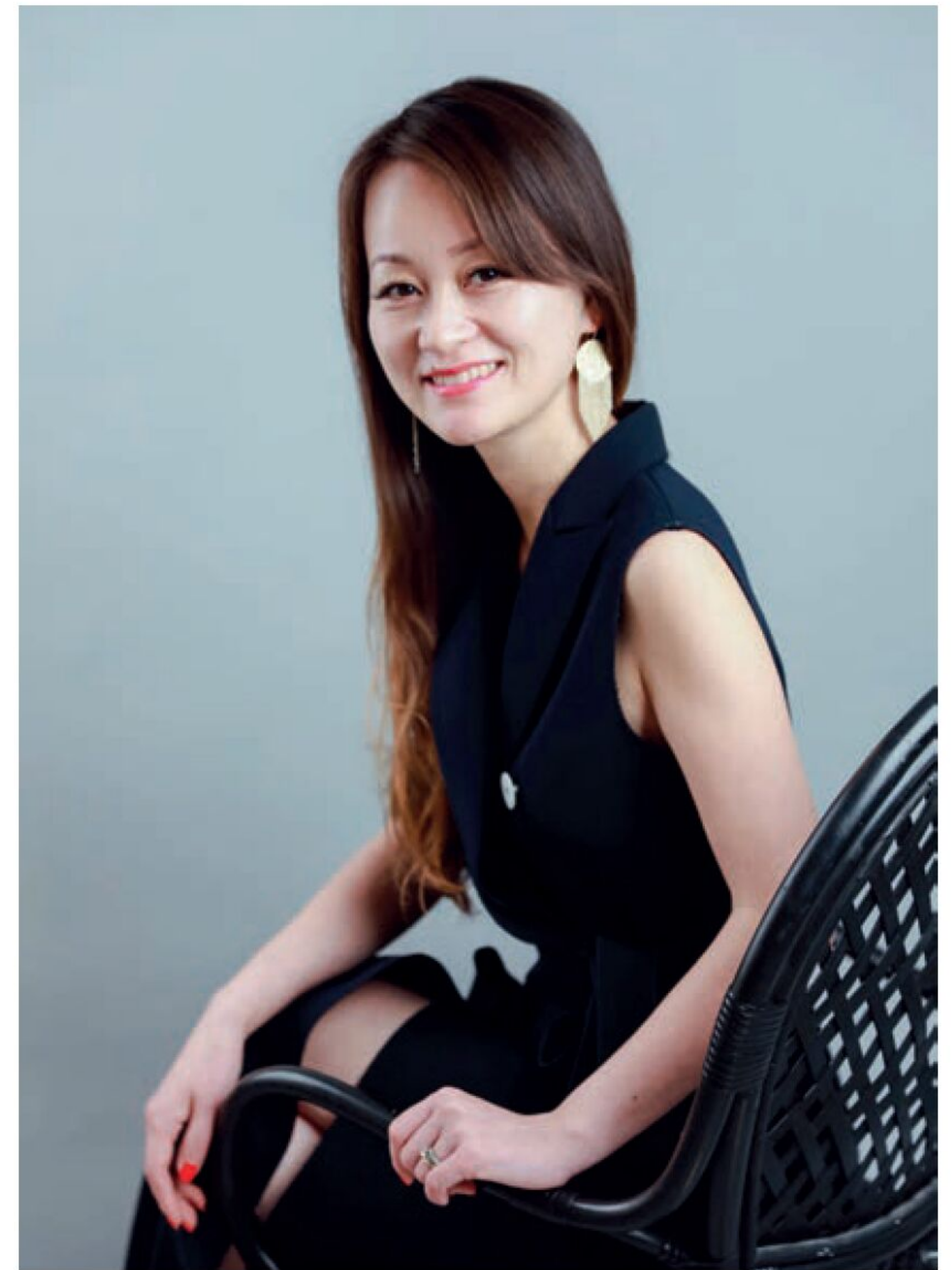
Find a professional, trustworthy person or team to work alongside you. The simple reason is that you need to have as much unbiased, expert information as possible; this will help make the property investment process much smoother. Secondly, if you encounter any problems, the team hold the resources, professional knowledge, dedication and persistence to help you solve them. Once you have found the right contact - let them handle the professional matters to save you time and stress.

What's the first step you take when helping a new client?

We listen. We need to discover exactly what each person's specific needs are and where they are in the purchase cycle. Are they familiar with the buying process already? Are they just thinking about buying at the moment? Do they know what they want the property to achieve financially as a bilateral investment or will it be owner occupied? If it's to be owner occupied, what are the most important requirements for them? We need to figure out who this client is, what they want, what resources they have and what the reality of their investment decision will be. Only then, can we truly use our professional knowledge to guide and support them.

How do you help international buyers manage their property?

The first aspect to note is, it doesn't matter whether clients are in the UK or overseas, our process remains the same. Prior to completion, our lettings and management team investigate whether there are any faults in the finish of the property and rectify them before handover to the owner. After completion,



we offer a design and furnishing service, meaning we can make their new house a home. Then, if needed, our search for a tenant begins and for this, we apply three different approaches.

Number one is with our in-house lettings team, where we list the property. Secondly, we enlist local agents to find tenants for us. Finally, we speak to relocation agents for those units that can be harder to rent out. Our goal is to find the best quality tenants within the shortest period of time, whilst also achieving the highest rental that we can in relation to current markets. Once we receive an applicant, our lettings and management team will support the tenants and landlords through the entire process and look after and maintain the property on their behalf moving forward.

For international landlords, we also provide several bolt-on services that local agents don't, for example keeping an eye on their service charge and ground rent. We help them with yearly self assessment returns. There are legal factors too. We're regulated by the Property Ombudsman and ARLA. Our senior team members each have 20 to 25 years' experience in lettings and management.

One of the most important aspects, is to be active in communicating with owners. We're adept in communicating - in a way that our international landlords are confident in. That's why we are successful and why we continue to go from strength to strength.

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SEDUCTIVE *Shores*

For those looking to invest, relocate, or simply experience the magic of the Mediterranean, Greece is more than just a destination, it's a place full of opportunity. By Julia Millen

Greece is a country where ancient history blends seamlessly with modern progress. Over the past decade, it has become a prime destination for investment, real estate, and quality living. Thanks to key reforms and an investor-friendly environment, Greece has become one of Europe's fastest-growing economies. With its rich culture, stunning landscapes, and economic potential, it offers an unmatched opportunity for investors and those looking for a better quality of life.

Greece has been making headlines as a top-performing

economy, earning recognition from The Economist as the best-performing economy in 2024. The government's pro-business reforms have attracted record-breaking Foreign Direct Investment (FDI), particularly in real estate. In 2024, commercial real estate investments surged by 45% to €1.85 billion, and this upward trend continues into 2025. The country's commitment to economic stability, tax incentives, and streamlined bureaucratic processes has positioned it as a key player in the European investment landscape.

With ambitious plans for sustainable development and digital transformation, the country is laying a solid



foundation for long-term economic prosperity. Investors are increasingly looking to Greece as a gateway to both European and global markets.

Despite challenges in global real estate, Greece's property market is thriving. The government has introduced measures to make property investments easier and more rewarding, including tax reductions and simplified regulations. Luxury real estate is drawing strong interest, with high-end resorts, urban developments, and beachfront properties attracting buyers from around the world. Athens, Thessaloniki, and the islands are among the most desirable locations. Real estate

prices remain competitive compared to other Mediterranean destinations, making Greece an even more appealing choice for investors seeking value and high returns. Moreover, the country is seeing a surge in demand for sustainable and eco-friendly properties. As global interest in green living rises, developers in Greece are incorporating energy-efficient solutions and environmentally friendly designs, further enhancing the attractiveness of the real estate sector.

Additionally, tourism has always been vital to Greece's economy, and in recent years, it has reached new heights. Travel revenues increased by 16.5% in 2024 to €20.6



billion, with over 36 million visitors choosing Greece as their holiday destination. This growth has fuelled a surge in hospitality investments, with more than €2.8 billion invested in new and upgraded hotels last year. Major international brands including Mandarin Oriental, Nobu, and Marriott are expanding their presence, while landmark projects such as the Ellinikon urban redevelopment are reshaping the tourism landscape. Greece is also making it easier for investors to develop integrated tourist resorts, further boosting its hospitality sector. The country's focus on sustainable tourism and high-end experiences ensures that this sector will continue to thrive in the years to come. Greece is also becoming a hotspot for wellness, medical, and cultural tourism, offering niche opportunities for investors looking to tap into emerging trends in the global travel industry. Greece's diverse offerings cater to a broad spectrum of travellers and investors alike.

The redevelopment of Piraeus port and major transportation upgrades are helping to make the capital more attractive to investors and residents alike. Additionally,

Greece's digital transformation initiatives are enhancing broadband connectivity and fostering innovation, making it an appealing destination for remote workers, tech entrepreneurs, and digital nomads. With continued investment in roads, railways, and renewable energy infrastructure, Greece is reinforcing its position as a strategic hub in Southeast Europe. The development of new logistics centres and smart city initiatives are further strengthening the country's business ecosystem.

Beyond investment opportunities, Greece offers an exceptional quality of life. With its Mediterranean climate, delicious food, and rich cultural traditions, it's a place where people can truly enjoy life. Whether it's the energy of Athens, the relaxed island lifestyle, or the natural beauty of the countryside, the country has something for everyone. With a favourable tax system, affordable healthcare, a low cost of living compared to other European nations, and an excellent education system, Greece provides a balanced and fulfilling lifestyle for families, retirees, and professionals alike.



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INTO THE *Blue*

For over 75 years, Variety Cruises has been specialising in authentic cruising experiences. This year, they will host their second mystery cruise. Sasha Cornwell spoke to CEO, Filippos Venetopoulos, to discover what guests can expect

Founded in 1949 as a family business, Variety Cruises recently celebrated its 75th anniversary of small-ship exploration with a 360° approach - from shipbuilding to cruise execution. Now as a third-generation company, it continues to deliver personalised, immersive travel experiences while prioritising safety and comfort.

With a fleet of eight intimate ships (max 72 guests), Variety Cruises offers authentic cultural experiences, local cuisine, and access to hidden gems that larger ships can't reach. Their flagship, Variety Voyager, accommodates 72 guests, while the Callisto hosts just 34, ensuring a bespoke experience. CEO Filippos Venetopoulos emphasises the benefits: stress-free travel, small-group excursions, and meaningful connections with fellow travellers.

In June 2025, Variety Cruises will host its second Mystery Cruise, following the success of the first in Greece. This exclusive CEO-led voyage will explore hidden gems in Italy

and Malta, with proceeds going directly to the Variety Cares NGO. The adventure will feature spontaneous stops at secluded islands, charming villages, and pristine coves, revealing new destinations just hours before arrival. No guidebooks, no fixed itineraries - only pure, unscripted exploration.

Cruise Destinations

Variety Cruises operates 8-day voyages in Greece (May–October) and Cape Verde & West Africa (November–February), while offering year-round cruises in Seychelles and Tahiti. In Tahiti, 11- and 12-day options are also available. New itineraries include Italy, Malta, and the Adriatic (Croatia, Montenegro, and Albania).

Known for its themed and limited-edition cruises, such as the Antiquity to Byzantium, Unexplored Greece and Wines of Greece cruises, Variety Cruises continually innovates with unique excursions, swim stops, and intimate experiences for travellers seeking exclusive adventures.



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- Excludes: port taxes, flights and personal expenses

To enter: simply, send your name, contact number and email to competition@Abode2.com by August 20th 2025. The winner will be notified directly by Abode2.

For more information visit: www.varietycruises.com



A SLICE OF *Paradise*

Barbados' premier marina estate surpasses even the most discerning expectations, as Serena Templeton discovers

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At Port St. Charles, each day feels like a dream where



residents can enjoy the beauty of the lagoon or the ocean and the comforts of a fully serviced resort. Waking up to the gentle sound of waves lapping at the shore, and just a few steps from the warm, powdery sand and crystal-clear turquoise waters, is pure paradise.

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TRUE TO *Form*

Once known as the “the richest jewel in the English crown” Barbados has evolved gracefully into a dynamic 21st century destination

In the world's newest republic that is Barbados, a multi-faceted renaissance is unfolding, including within the island's vibrant luxury real estate sector, and its hospitality industry. Serendipitously, enhancements recently made to an already sophisticated and well-regulated business arena also position Barbados nicely to quietly outshine all its former glories.

This is not surprising. Barbados is a sanctuary where history, culture, and modernity coexist, against a backdrop of unparalleled natural beauty. The island offers excellent connectivity, first-class amenities, including championship golf courses, exquisite accommodations, fine dining, and pristine 'Platinum Coast' beaches, where every sunset is a celestial masterpiece. Furthermore, Barbados is widely regarded as a safe destination which offers all-surpassing

holiday experiences and quality of life.

Perfectly situated in the south-eastern Caribbean, Barbados is readily accessible with direct flights from New York, Miami, Toronto, Panama, London, Manchester, various Caribbean islands; and seasonally, from Frankfurt and Amsterdam. This prime location ensures a steady influx of business travellers, tourists, and high net-worth individuals who revel in the opportunity to reside locally for part of each year - or longer. The luxury real estate sector sparkles as it caters to this discerning market.

The island also boasts enduring political stability and adherence to the rule of law. The business arena is underpinned by a robust legislative framework and facilitated by a select cadre of experienced professional service providers. Their interventions empower investors seeking to navigate

local legal, regulatory and commercial dynamics.

With no capital gains tax, a 9% minimum tax rate and several other attractive fiscal incentives, the island offers a favorable landscape for foreign investment.

Lex Caribbean offers responsive, empathetic legal and corporate services, on a carefully bespoke basis. We have a team dedicated to international clients whose competencies span an

array of disciplines which cater to institutional and individual investors in the real estate sector, and beyond. Leveraging our depth of expertise in Barbados' real property landscape, as well as in local and international regulatory considerations, we ensure that our clients' investments are not only secure but also optimised for long-term growth and hassle-free exits.

Whether you are acquiring or disposing of a serene beachfront villa, an opulent estate, or a strategic investment property in Barbados, Lex Caribbean is committed to partnering with you for your success and helping you to make your island dream a reality.

We would love to hear from you.

Your dedicated international real estate contacts:

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Nick.Damianos@SIRbahamas.com

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Acquamare

8 BR | 8/2 BA | 12,505 sf | \$10,600,000

300-Ft. Beachfront Property, 100' Canalfront, 3 Homes, 2.9614 Acres.

Property ID 51139

Jacqueline.Lightbourn@SIRbahamas.com

+1.242.359.2225

ANDROS, THE BAHAMAS



Spooner's Bay Lodge

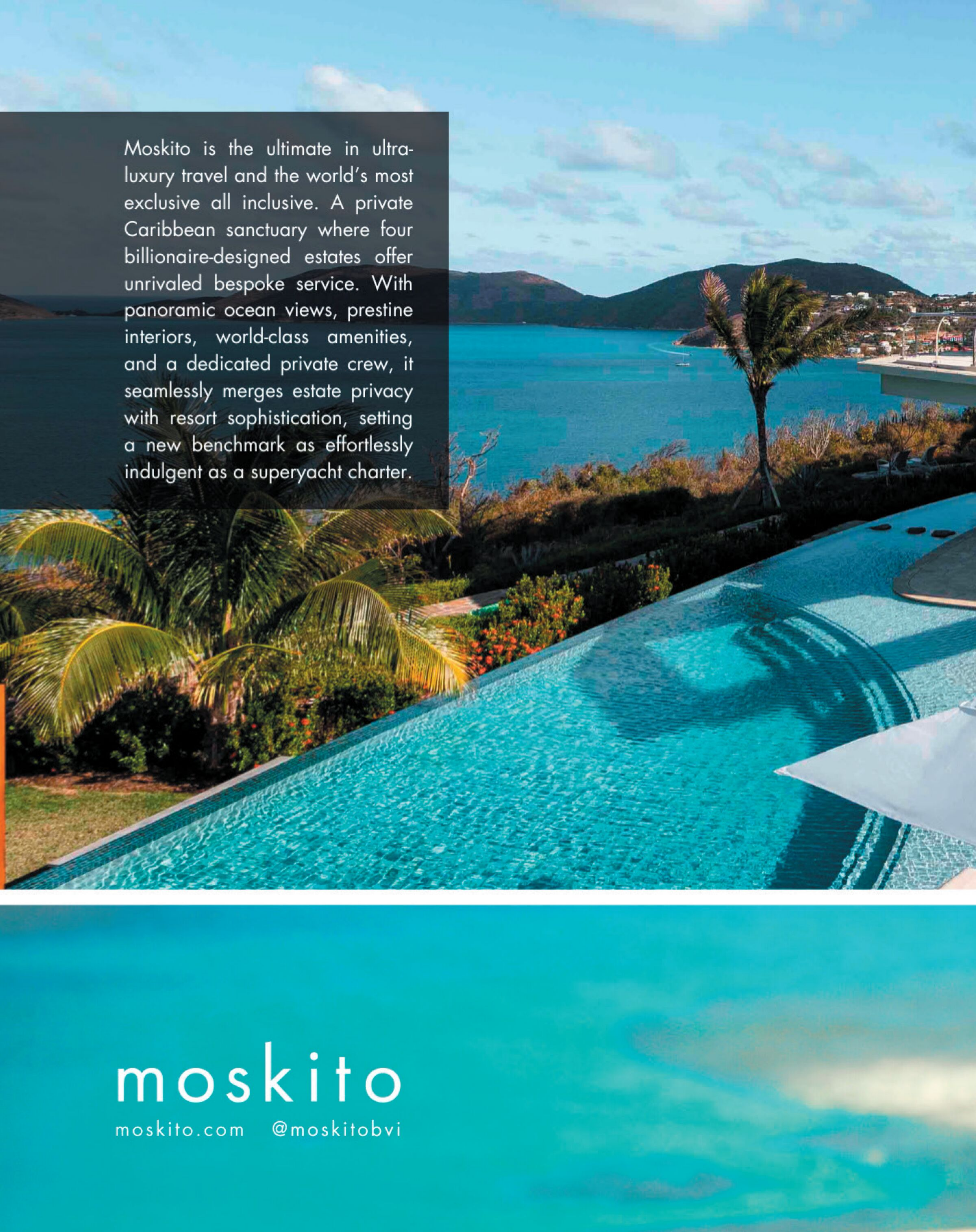
2 Homes | 200' ft. Sandy Beach | \$1,300,000

Idyllic Beachfront Escape, 3 BR Main Lodge, 2 BR Cabin, 1.33 Acres.

Property ID 49716

Christina.Cunningham@SIRbahamas.com

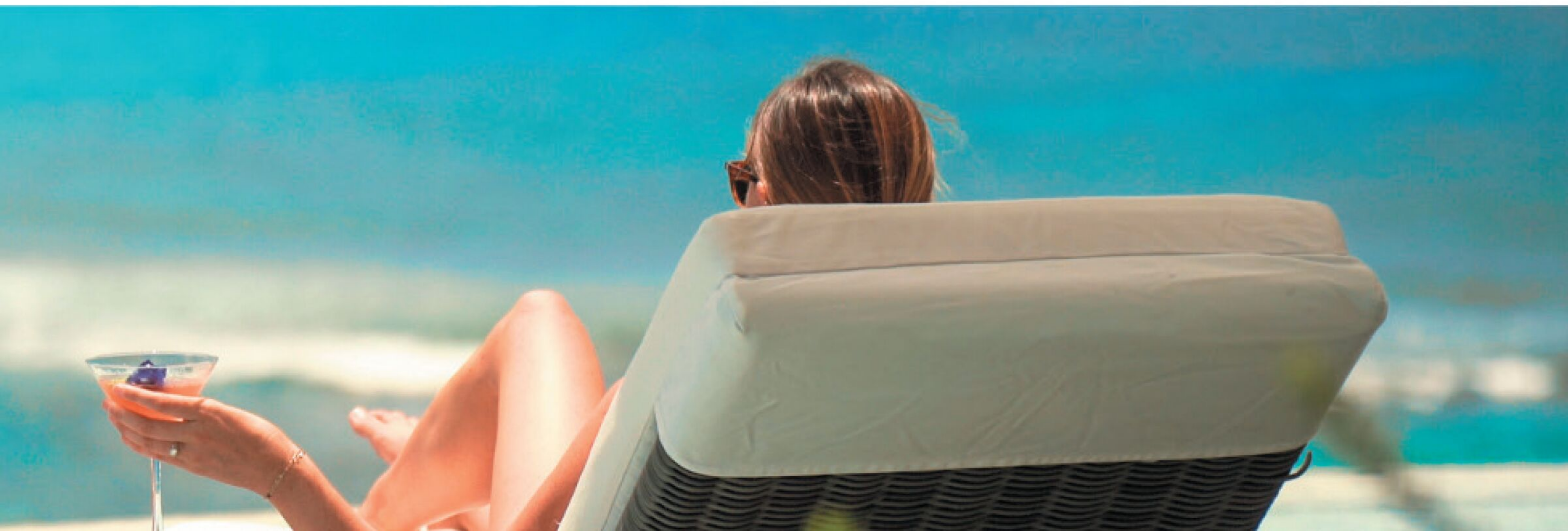
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PARADISE *Found*

One of the most talked about new clubs in the Caribbean introduces new, turnkey luxury residences nestled between two top golf courses by Nicklaus™ and Tiger. Abode2 enjoys an exclusive tees-and-greens tour



With its pink sand beaches, dramatic rocky shoreline, hidden caves and natural coral reefs, there's a reason the Bahamian island of Eleuthera has long been a favorite destination for those looking for a slice of paradise. Once the playground of Frank Sinatra and other members of the so-called "Rat Pack," Eleuthera has lost none of its wild beauty and relaxed charm in the ensuing half century - it's an enduring triumph of natural beauty and welcoming island spirit.

Now, emerging within this oasis of barefoot luxury is a true golfer's paradise called Jack's Bay; a club and residential community spanning four miles of Eleuthera's lush coastline.

Set along the southeastern shore of Eleuthera - on four miles of pristine pink-sand beach - the 1,200-acre private residential community known as Jack's Bay strikes the eternally sought-after balance between natural beauty and modern luxury for homeowners and their guests. The resort community site enjoys a unique topography with varied elevations including oceanside cliffs, creating a golf experience rich with bluff-top breezes and sweeping ocean views that is rare for the Caribbean region.

Jack's Bay is on course to elevate the island's timeless appeal while re-establishing its credentials as one of the Caribbean's premier sporting destinations. It offers five-star amenities and an irresistible first in the world for golfers: courses designed by both Nicklaus™ and Tiger.

Nestled between the courses are the Playground Residences, luxury coastal homes from which residents can wander barefoot directly onto the golf course or the beach.

A Golfing First

The founder of Pan Am Airlines, Juan Trippe, chose Eleuthera as the site of his iconic Cotton Bay Club, a popular vacation destination for celebrities of the 1950s and '60s. The club's eponymous golf course, which opened in 1959, helped to pioneer the sport in the Caribbean. The island's love affair with golf was just beginning then and Jack's Bay Club marks its future.

"It's pretty difficult after 50 years and 435 golf courses to come up with a first and we've done it here...in not one way, but two ways - the first Jack Nicklaus Heritage™ golf course and the first combination of the Tiger Woods and Nicklaus™ teams meeting on one property," says Andy O'Brien, president of Nicklaus Design.

Designed to suit barefoot golfers of all levels, the rolling green expanse of the 10-hole Tiger Woods Playground Golf Course is located atop jagged bluffs, with unusual elevation for the Bahamas. "We had the opportunity to build



this course on one of the best pieces of property around the world,” Woods said. Tracing the shoreline, it offers breathtaking panoramic views of the Atlantic.

Launching in the summer of 2026, the Jack Nicklaus Heritage™ golf course will offer 18 holes with views to rival the world’s most famous oceanside courses. “When I was given the opportunity to experience Jack’s Bay for the first time, we toured homesites with incredible golf and ocean views and then meandered our way along the coastline to holes 7, 8, 9 and 10,” O’Brien adds. “The setting reminded me of several oceanside golf courses I’ve seen but, in particular, Pebble Beach.”

Together, the two courses offer something for everyone, from families making memories that will last a lifetime, to seasoned golfers who have seen it all - except the ocean views from the Jack Nicklaus Heritage™ golf course, which promise to become some of the most iconic in the sport.

The Best of Bahamas Living

The only properties adjacent to both courses, the intimate enclave of 23 Playground Residences embraces the very best of island life, seamlessly blending the serenity of home with the beauty of the Bahamas. The turnkey, fully furnished two-, three- and four-bedroom residences are designed to bring the outside in, with doors that create expansive openings to the surrounding landscape.

“We really wanted to have that indoor-outdoor feel where you can open the home up and expand out to the patio, out to the pool,” explains Jonas Mikals, managing director of sales at IMI Worldwide Properties. “We’ve also created these rooftop decks where you can get tremendous views of the Atlantic Ocean and the Tiger Woods Playground Golf Course, so it’s very inviting and it’ll be a great place to bring friends and family.”

Ranging in size from 2,172 to 3,072 square feet, the luxury residences each come with a private pool and patio,



a rooftop deck, a wet bar with wine storage and covered parking. Each residence will be delivered fully furnished down to the dishware so that the owner can “essentially just show up with their toothbrush,” adds Mikals. “Our buyers work hard, they’re very busy in their lives, so while they can customise the interior and colours - aspects like the flooring and the countertops and the cabinets to make it their own - we’ve really limited how many decisions they have to make and made it as easy as possible for someone to just purchase in Jack’s Bay and as soon as it’s built, come in and start enjoying it.”

Construction is set to begin in June 2025 and is expected to take around a year after purchase, allowing homeowners to take possession in the second half of 2026, in time for the 2026-2027 golf season. Prices range from \$2 million to \$3.7 million and include all furnishings and membership to the Jack’s Bay club.

Designed for homeowners seeking full-time or part-time residency, the Playground Residences will also be eligible for the Jack’s Bay rental programme, ensuring worry-free return on investment. “We handle all of the housekeeping elements and all the property management that goes along with that, so you can just relax and know that your home is being taken care of; you can come back and it’s going to be just as you left it,” Mikals confirms.

A Cross-Generational Destination

Jack’s Bay is not just for golfers. Infused with the easy-going spirit of Eleuthera, the club is designed with families in mind and offers cross-generational appeal. Celebrating the island’s spectacular natural surroundings, it includes a sea turtle observation deck and opportunities for water sports, fishing and snorkeling among the coral reefs, as well as access to

secluded hiking trails, natural caves, a meditation lake and two private islands.

The Atlantic Club and the Beach Club provide premium culinary offerings infused with beachy Bahamian spirit, alongside amenities including racquet courts, a fitness centre and a destination spa and wellness centre. “We have an incredible sports complex where we’ll have pickleball and tennis and sports fields for the kids, so we’ve really tried to create something where no matter what your interests are there will be something for everyone to enjoy,” confirms Mikals.

A Hop, Skip and a Jump to Jack’s Bay

“Jack’s Bay is destined to become the next great family destination and draw people from all over the world to Eleuthera,” Woods said.

Located a 10-minute drive from the Jack’s Bay gates, Rock Sound airport’s expanded flight schedule will make travel to the island a breeze. “The timing couldn’t be more perfect,” enthuses Mikals, adding that the airport is expected to begin offering direct international flights just as the Jack Nicklaus Heritage™ golf course opens and the Playground Residences are being completed.

In the interim, the island is already a short connection away, thanks to three international airports - Rock Sound, Governor’s Harbour and North Eleuthera - each of which offer daily domestic flights to Nassau, where connections can be made to 19 airlines flying to London, Barcelona, Paris, Madrid and major U.S. cities, including Fort Lauderdale and Miami in Florida; New York; Charlotte, North Carolina; Washington, D.C.; Atlanta and Newark, New Jersey.

For more information about Jack’s Bay and The Playground Residences, please contact the Jack’s Bay team: sales@jacksbayclub.com or +1 (800) 320-6281.



FIRM *Favourite*

*Navigating property transactions in the Caribbean can be daunting for foreign investors. The team at **Dentons** brings extensive regional experience, assisting individuals and developers acquiring property. By Julia Millen*

Dentons is led by Dustin Delany, Chair and Chief Managing Partner, who is the first and only attorney in the Caribbean to be triple ranked by Chambers and Partners. Under his leadership, Dentons has become the most ranked and recognised law firm in the Caribbean. The Real Estate Practice, led by Chambers and Partners ranked attorney Erica Marshall-Forde, offers expert guidance in property transactions and has been involved in some of the most high-profile projects in the region.

Explains Dustin: “Clients are assisted in purchasing luxury properties throughout the Caribbean. We guide them through what can be a complex web of non-resident requirements and regulations. We also support clients investing in real estate through Citizenship-by-Investment programmes in Eastern Caribbean islands, those looking to utilise corporate structures for acquiring properties, and by providing immigration solutions for those seeking to change their residence.”

After acquisition, **Dentons** is well placed to advise on residential, as well as all operational matters specific to the accommodation industry. Their comprehensive approach ensures investors thrive in their chosen locale.

Concludes Dustin: “**Dentons** is designed to be different.

We offer global yet local legal solutions. Our polycentric and purpose-driven approach, combined with our commitment to inclusion, diversity, equity, and ESG, ensures we stay focused on what matters most to you.”

For further information, please contact:

Dustin D.P. Delany

Dentons Delany Chair and Chief Managing Partner

D+1 246 228 2260

dustin.delany@dentons.com

Erica Marshall-Forde

Dentons Delany Partner and Head of Real Estate

D+1 246 228 2260

erica.marshall-forde@dentons.com

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Across over 80 countries, **Dentons** helps you grow, protect, operate and finance your organization by providing uniquely global and deeply local legal solutions. Polycentric, purpose-driven and committed to inclusion, diversity, equity and sustainability, we focus on what matters most to you.

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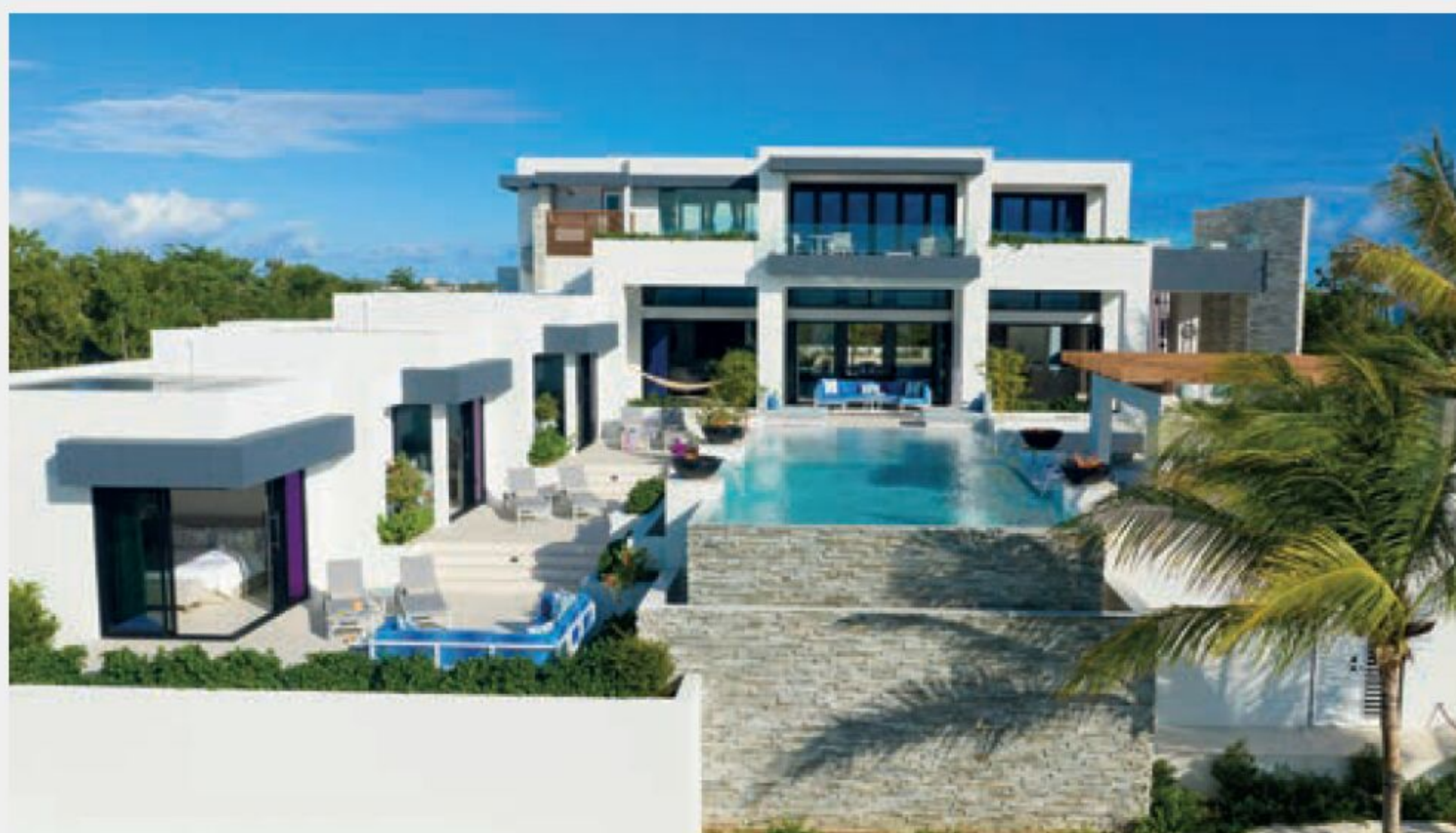


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THE GOOD *Life*

Julia Millen spoke to award-winning architect, Robert Towell about living the dream in the Cayman Islands

iving on the water's edge, enjoying the warm breeze, the sound of surf and the turquoise and sky blue colours that are indicative of eternal summer are privileges enjoyed by the lucky few.

The Cayman Islands stand out among their island neighbours for their high standard of living and progressive outlook: these islands welcome foreign investment and, with no restrictions on foreign ownership, they have become a desirable destination for retirees, holiday beach home owners and, increasingly, those able to work remotely.

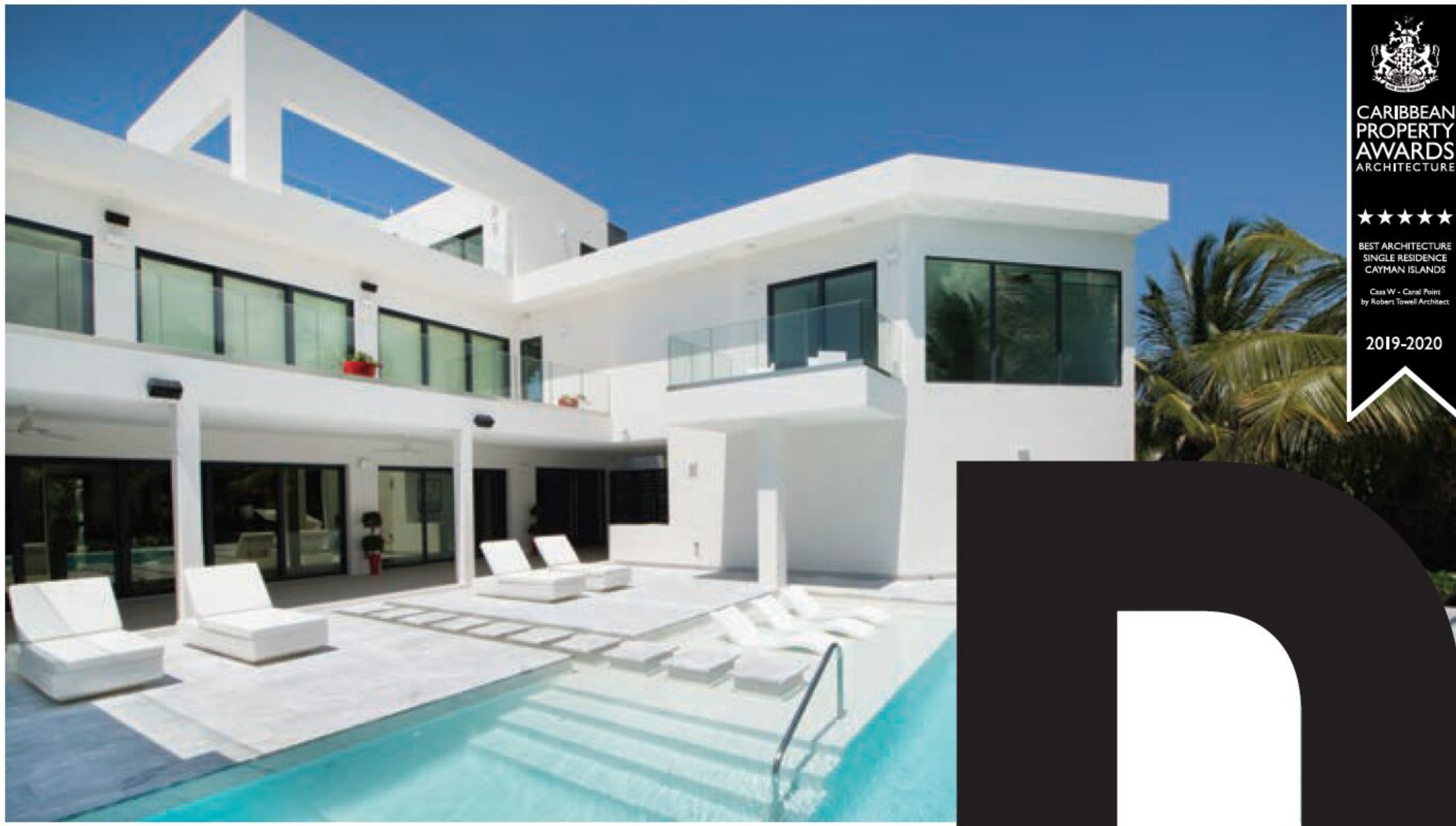
"The beauty of building a home in Cayman is that you can choose between oceanfront or canal front," says local architect Robert Towell. "If you live on the ocean the steady north-east trade winds keep you cool and the views of open sea and sunsets are spectacular. On the other hand, for those who want to spend their free time cruising, fishing or diving, a home on the canal allows you to moor your boat just steps

from your door."

Towell is the creative force behind many of the islands' most striking homes and hotels and is widely considered to have pioneered modern, minimalist designs in Cayman. He was also among the first to embrace seamless indoor/outdoor living designs and continually innovates with ground-breaking concepts that maximize his clients' waterfront living experiences.

After 23 years' working in Cayman, Robert has a thorough understanding of building on the islands and provides honest, impartial advice on government planning and building permits, costs and the most appropriate materials for an oceanfront home.

At a time when many are re-evaluating where and how they live, islands offer unique appeal. With its stable government, excellent healthcare and fast, reliable internet connections, the Cayman Islands come pretty close to perfection.



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RAISING *The Bar*

Launching the island's first ever branded residences community – Pendry Hotels and Resorts is set to transform the property investment offering on Barbados' fabled west coast. Evelyn Pendleton pays a visit to see what all the fuss is about



With remote working and multi-location retirement increasingly growing in appeal as ‘new’ ways of living - escaping to a sun-kissed Caribbean island like Barbados has more cachet than ever. The urge to kick back on a palm-fringed beach and luxuriate in some care-free easy living is persuading the new generation of high-net-worth buyers to consider an island that is seriously raising its game, as a bona fide home-from-home.

Along with a superior standard of living, thriving tourism sector and investor-friendly environment, Barbados provides simple routes for non-nationals to spend extended periods on the island or to relocate there, coupled with attractive tax incentives, not to mention a buoyant real estate scene.

Cue Pendry Hotels & Resorts - the aspirational luxury hotel brand from the States that has developed its fair share of stellar properties over the last few years, including a gorgeous ski community in Utah and a glorious waterfront location in Punta Mita, Mexico. Now, it is adding a luxe residential community with all the trimmings on Barbados. Slated to debut in 2026, the first international destination for the luxury hospitality brand will be located in St. Peter, on the island’s fabled west coast.

“Pendry Hotels and Resorts will be reimagining the existing Port Ferdinand Luxury Marina and Residences and will develop a new luxury beachfront resort and residences with architect, Robert Glazier, and a U.S.-based private investment and development team,” confirms property agent Bradley Abrahams. “It’s big news for the island which attracts a wealthy international clientele both holiday makers and second homers.”

When complete, Pendry Barbados will consist of 74 oceanfront guest rooms and suites along with 46 private Pendry Residences. Guests and residence owners will have exclusive access to an array of resort amenities, including a 111-berth marina; multiple dining concepts including a destination restaurant, beach club bar and grille, rum bar, lobby lounge, and pool bar; Spa Pendry with seven treatment rooms; a state-of-the-art fitness centre; expansive indoor and outdoor meeting and event space, plus recreation and family-centric offerings including Pendry's Pinwheel Kids Club and Compass Sports.

"We're incredibly excited to embark on the international expansion of the brand with Pendry Barbados," enthuses Alan Fuerstman, founder, chairman and CEO of luxury hotel and resort management company Montage



International. "We are all about creating inspiring experiences in exceptional destinations, and we felt an immediate connection to the dynamic beauty and warm, welcoming spirit of Barbados."

Boasting an abundance of sailing and aquatic amenities, Barbados is also home to a thriving cricket, polo, horse racing and golf offering and has a distinguished culinary scene - all of which will be embodied in the thoughtfully designed, amenity-rich, Pendry Barbados. The resort will also offer private membership to an exclusive marina club in Port Ferdinand, featuring a variety of yacht berth sizes. Special amenity highlights include well-appointed dockside boat storage and dedicated individual vessel services to provide the ultimate sailing and boating experience with

SAIL INTO THE CARIBBEAN SUNSET

- Barbados is a boater's paradise and owners will have an opportunity to purchase a marina membership in the exclusive Marina Club with its cutting-edge amenities and dedicated vessel services.
 - For those who purchase at Pendry Residences Barbados, they can also benefit from an exemption from import duty and value added tax on the importation of a yacht or catamaran, including equipment and spare parts, on condition that they keep the craft for three years.
- www.pendryresidencesbarbados.com

personalised access to onboard provisioning, dining, housekeeping and assistance with family excursion planning.

"The setting for Pendry Barbados is magical – a pristine beach, luxury marina, and lush forest intersect to create an incredibly unique environment," adds Michael Fuerstman, co-founder, of Pendry Hotels and Resorts. "We're thrilled to bring forward here sophisticated architecture and design, and the unique amenities, experiences and adventures for which Pendry Hotels and Resorts is known. It's a perfect addition to the island's upscale residential tourism scene."

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Runaway Hill Inn

Pink Sands Beach | 9.365 Acres
\$28,000,000

Charming Boutique Hotel sits approximately 30 feet above sea level and boasts 175 feet of private Sandy Beach. Breathtaking ocean views. Eleven guest accommodations are spread out between the Main House and detached Cottages on 9.365 acres with lots of land for expansion and future development.

Property ID 51777

Ashley.Brown@SIRbahamas.com
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LITTLE EXUMA, EXUMA, THE BAHAMAS

Sandy Blue

7 BR | 9,208 sf | 4.4 Acres
\$12,500,000

Idyllic tropical oasis overlooks two of the most incredible private beach coves. This home has everything you need for a true island escape. From the moment you enter Sandy Blue, you're embraced with serene views of the breathtaking turquoise waters that lie just beyond.

Property ID 85391

George.Damianos@SIRbahamas.com
+1.242.424.9699

Sarah.Chemaly@SIRbahamas.com
+1.242.424.4764



UNLOCKING *Opportunities*

The power of leverage is a strategic tool for wealth growth, however it's not necessarily as seamless a pathway as it appears, as David Smylie, Head Strategist at GSB Private explains



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In the world of finance, the adage “use other people’s money” has long been a cornerstone of wealth creation. For high-net worth individuals (HNWIs), leveraging borrowed capital to acquire property or other assets is not just a strategy - it’s an art form. While the concept of leverage is straightforward, applying it in complex financial arrangements requires a deep understanding of risk, opportunity, and timing. Today, more HNWIs are recognising borrowing as a way to build wealth while maintaining liquidity.

Leverage allows individuals to access opportunities that might otherwise be out of reach. Whether acquiring or re-financing prime real estate, fine art, luxury yachts, or private business stakes, borrowing provides flexibility and helps preserve cash reserves for other investments. In many

cases, it also offers tax advantages, making it a valuable tool in wealth planning. However, leverage must be handled with care. Market fluctuations, changing interest rates and lender appetites, and bespoke financial arrangements of borrowers mean borrowing decisions require expert guidance. The right strategy ensures that leverage is used wisely, helping to manage risk while aligning with long-term financial goals.

Attitudes toward borrowing among HNWIs have changed. Where debt was once seen as something to avoid, it is now viewed as a means to unlock opportunity, strengthen financial security and ultimately optimise balance sheets. With the right approach and expert advice, borrowing becomes more than a tool - it becomes a way to shape a financial future with confidence.

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LIVING THE *High Life*

An elegant, stylish retreat in the heart of Hong Kong - The Hari offers discerning travellers a unique opportunity to experience the high-octane energy of this fascinating city. By Tania Jacobs

Bridging the commercial pulse of Causeway Bay and the creativity and vibrancy of Wan Chai, The Hari Hong Kong stands a gleaming 30 storeys high. This coolly elegant hotel bears the stamp of acclaimed British interior designer Tara Bernerd, and boasts 210 guest rooms, including three signature rooftop suites, with views overlooking buzzy Wan Chai, Causeway Bay, The Peak and Victoria Harbour. Adorned with timber panelling, natural linen wallpaper, plush velvet upholstery and eccentric art, each one of the beautifully appointed bedrooms is adjoined by a spacious Arabescato marble-endowed bathroom complete with walk-in rain shower. In-room luxuries include fluffy bath robes and slippers, as well as giant TVs with mirroring settings, and a voice-activated command system to close the curtains, set the lighting and activate the TV.

For those with a penchant for fine dining, the hotel boasts an array of delectable eateries including - Italian ristorante Lucciola, contemporary Japanese restaurant Zoku and alfresco terrace bar, aptly named The Terrace. All-day option The Lounge, adorned with a compelling collection of books and artworks, is the perfect spot for cocktails.

A bastion of old-world design glamour, Lucciola is defined by a bold palette of ambers and green. Bringing drama to the space, timber-lined walls are contrasted by a long gallery wall finished in Tadelakt polished plaster. The restaurant delivers simple and authentic, traditional Italian dishes with a modern twist. From signature hand-made pasta to hearty favourites, the menu is a bold celebration of seasons and provenance.

Located on the second floor, Zoku (meaning “clan” in Japanese), makes for an intimate dining setting of leather



fluted booths, crimson velvet banquettes and bar lounge chairs amid the glow of pink bubble glass tealight holders and orange hand stitched fringed lampshades. The restaurant's creative menu ably matches its stylish surroundings incorporating seasonal Japanese produce to reimagine classics for the modern palate. From temaki and robata to heartier mains, Zoku's menu promises to tantalise and delight.

The Hari Hong Kong has a deep connection with art, culture and the wider community, spearheading projects including The Hari Art Prize in support of emerging artists and The Hari Chronicles to foster ongoing conversations about art and design. Little surprise then, that the hotel is a veritable showcase for bespoke contemporary art with amazing talking-point pieces adorning the walls.

Adding yet a further superlative string to its bow, the hotel has recently been awarded 'EarthCheck Benchmarked Bronze Status' for its dedication to sustainable travel and tourism, which identifies key performance areas including energy efficiency, carbon emissions, and community and employee impact, among others. Now that's leading by example.

www.thehari.com/hong-kong/
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- This certificate is non-refundable and cannot be redeemed for cash or exchanged for any other products or services and is not accumulative
- Any unredeemed portion of the offer will be forfeited
- Should any disputes arise, the decision of The Hari Hong Kong shall be final

To enter: simply, send your name, contact number and email to competition@Abode2.com by 20th August 2025. The winner will be notified directly by Abode2.



NATURE INSPIRED *Luxury*

Already delivering a new standard in luxury interiors and architecture, Archimode have set the bar even higher with their latest project – a re-imagined Chelsea penthouse. Abode2 takes an exclusive tour with founder and creative director, Polia Raykova

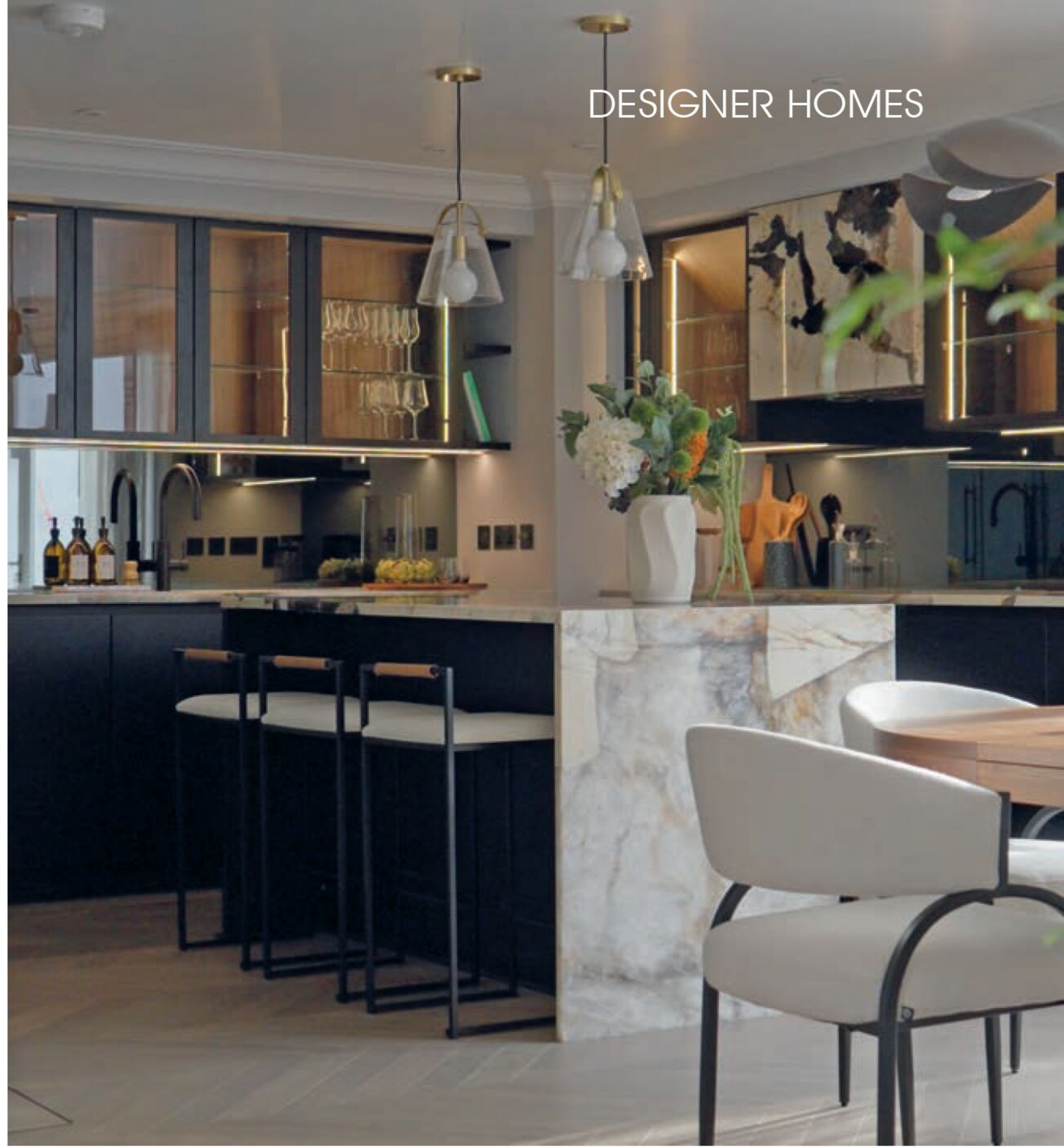
This Grade II listed residence is testament to the transformative power of design, where Archimode have brought to life a breathtaking penthouse that seamlessly blends modern urban living with the timeless elegance of nature-inspired design.

The design journey began by selecting a palette of neutral tones, to create a calming foundation for the design of every space in the home. Soft taupes, warm beiges, and muted greys flow through the interior, evoking a sense of



tranquillity. These tones are punctuated by bolder colours from deep blues to dramatic burnt orange hues and indulgent accents such as the striking Patagonia stone used for the kitchen worktops. With its dramatic veining, organic patterns and resplendent composition, the stone serves as a centrepiece, embodying the raw beauty of nature.

Every material was chosen to evoke a tactile connection, from the smoothness of quartzite countertops to the stained oak doors with bespoke textured bronze door handles, to the



gently draping, soft velvet curtains.

The inspiration from nature added the feeling of luxury and meaning to the client's home - velvet curtains, framed by nature inspired details, furniture and decorative items infused with natural textures. Over the staircase, a bespoke 'falling leaves' ceiling mounted installation captures the essence of autumn. This poetic feature not only connects the interiors to nature but also creates a dynamic focal point that draws the eye.

In the master bedroom, magnolia wall panels provide a subtle nod to the client's love of flowers. These bespoke panels, paired with a neutral palette of silk wallcoverings and carefully curated furniture pieces transform the room into a peaceful retreat. A single armchair creates a quiet corner for the client to unwind, offering a personal space to relax and recharge. Positioned to overlook the city skyline, it's the

perfect spot to enjoy a quiet Sunday morning with a good book. Framed by their favourite abstract artworks, the space exudes personality and sophistication, combining comfort with an elevated aesthetic.

Polia concludes: "This Chelsea penthouse is more than a residence - it's a reflection of trust, collaboration, and shared vision. Our client's unwavering trust and full embrace of our concept design, allowed us to craft a nature-inspired luxury home. We believe that true luxury lies in creating spaces that resonate with the soul and create connections, and this project exemplifies that ethos. For those who step into this reimagined penthouse, it's not just a home - it's an experience, a story, and a testament to the transformative power of design."

www.archimode.co.uk



UNDERSTATED *Luxury*

Gregory Phillips Architects design bold, contemporary homes with a carefully considered approach. Julia Millen caught up with Director, Gregory Phillips for an exclusive tour of their latest project

Known for creating open, light-filled spaces, rich materiality, precise detailing and a strong connection between inside and outside living, Gregory Phillips Architects (GPA) are renowned for balancing striking architecture with the diverse requirements of domestic life.

From extensions and renovations of suburban houses, listed buildings and city apartments through to complex new build houses, all projects share the same focus on understated luxury that defines the modern house.

Their latest project in Cobham Surrey, involved the extension and substantial alteration of a new build Neo Georgian house within a private estate. The existing house occupies an exceptional and desirable site. The aim, as Gregory explains, was to identify opportunities to enhance the building and realise its full potential.

“The client was keen to create a modern ‘garden room’ with pavilions on either side of the existing house,” he explains. “This would provide an improved connection with the landscape and fully utilise the potential of the existing site and its outlook.”

The extension on the northwest side of the original house has enabled the kitchen to be relocated to face across the garden with large sliding doors that can be fully opened in the summer. “It puts the heart of the house in what was previously an unused corner of the garden,” he adds. “We also integrated an outdoor fireplace and kitchen to encourage use of the outdoor spaces to take full advantage of the south facing position.”

On the other side of the extension, a glazed gallery, used to display artwork provides a link to a second, more secluded space which houses a gym, study, meeting room and entertaining zone with views back to the house across the garden and outdoor pool. “This serves to define the back from the front, as previously the garden was open to the driveway,” he continues. “It effectively creates a journey through the garden from the main house to the work and entertainment area of the house.”

One key priority was to ensure minimal interruption of the view from the corridor and so, a design was developed that involved a 15-metre-long beam supported on a single, 100mm steel column with large minimal sliding glazing



facing the garden. The other side now offers tantalising glimpses through a series of thick solid brick walls which creates enclosure and separation from the driveway.

From conception, considerable attention was also given to the relationship with the landscape and the existing outdoor swimming pool which was relocated to allow better integration and usability of the outdoor spaces in conjunction with the house. “These considerations mean that in the summer, the outdoor becomes a series of additional rooms for the house, which are as valuable from a liveability perspective as the actual property itself.”

The project was undertaken in two phases with the kitchen and alterations to the main house carried out first. Care was taken to ensure the same brick, glazing system, flooring, lighting and audio-visual control systems were used in the second phase which was carried out several years later to ensure seamless integration and visual consistency was achieved. “Although these additions are essentially extensions,” Gregory reflects, “we gave considerable attention to how these relate to the site, the building and how these form part of the whole. In fact, these two substantial extensions, almost double the total area of the house. The alterations maximise the site’s potential, creating layers of drama and interest while elevating the experience of living in the house.”

Additionally, the GPA team were responsible for the design co-ordination of a number of sub-contracting specialists – both their own and some brought in by the client. These included the audio-visual suppliers, a golf simulator specialist, lighting designers, specialist gym equipment suppliers and landscapers as well as a project team comprising of the quantity surveyor, structural engineer and main contractor.

DESIGNER HOMES



All of GPA designs are carefully considered to realise and unlock the potential of one’s home and site. Concludes Gregory: “The aim was to create a deep connection between the surroundings and a sense of place. Mission accomplished.”

www.gregoryphillips.com





Frank Gehry

THE LONG *Game*

Serena Templeton caught up with acclaimed architect, Frank Gehry to find out more about the man behind the legend

Born in Toronto in 1929, Frank Gehry recalls how he “fell in love” with creating and building at a young age, planting a passion that would follow him throughout his life. “After my family moved to the US, I mulled over my options and decided to draw inspiration from my two boyhood passions - culture and structure.” The rest, you could say, for the sprightly 97-year-old, and one of the world’s most eminent architects, is history. A graduate from the University of Southern California, and a successful role call career spearheading architectural practices including those of Victor Gruen in Los Angeles and Andre Remondet in Paris, today his firm Gehry Partners based out of Los Angeles, embraces a wealth of headline projects spanning commercial, museum, performance and residential sectors.

To this date, every project undertaken by the firm is still personally designed by Frank. As to his reason for being so

‘in the thick of it’ involved, he comments: “I love working, and I love designing.”

From listening to Gehry, it’s clear that all of the broad resources of Gehry Partners and the extensive experience of the firm’s senior partners and staff, assist in a collective design effort. At the heart of the consultancy’s approach, he explains, is a desire to bring clients into the creative process as a member of the design team, to forge a true collaboration.

Over his career, Gehry has certainly defied expectations, designing and creating truly iconic buildings across the globe, amongst them; the Guggenheim Museum, Walt Disney Concert Hall and Hotel Bodegas Marques de Riscal. Although often described as having a deconstructivist approach, his work arguably defies categorisation, reflecting a spirit of experimentation coupled with a respect for the demands of professional practice.

Frank explains: “Deconstructivism is a label that got



hung on me many years ago, but it's something I can't and don't identify with. My approach to architecture and design begins with the client's needs. They have a budget, a set of spatial needs, and a vision. I start with simple block model diagrams on the site model, showing them different massings and spatial organisations for the building. From there, we start exploring the architectural expression of the building. As in the block model stage, we create many options, and the client is a collaborator in this process. I would never give them a design and say, "this is it". I work with them closely to find the expression that resonates with them and with the neighbourhood in which the building will sit. That's my approach, collaboratively creative."

He adds: "I find inspiration everywhere. In my studio is a picture of The Charioteer of Delphi, a Greek statue discovered at the Sanctuary of Apollo. When I first saw it, I was brought to tears and I thought to myself 'Wow, somebody thousands of years ago made this and it is still transmitting emotion'. What's more, this inanimate object was created by an unknown artist. This person put feeling into their sculpture and that feeling travelled across time and space and impacted me. That's what I'm trying to do with my work."

Now one of their most exciting projects to date, Frank and Gehry Partners, have delivered their first residential building in the UK; one that will become a key component of the Battersea Power Station regeneration project.

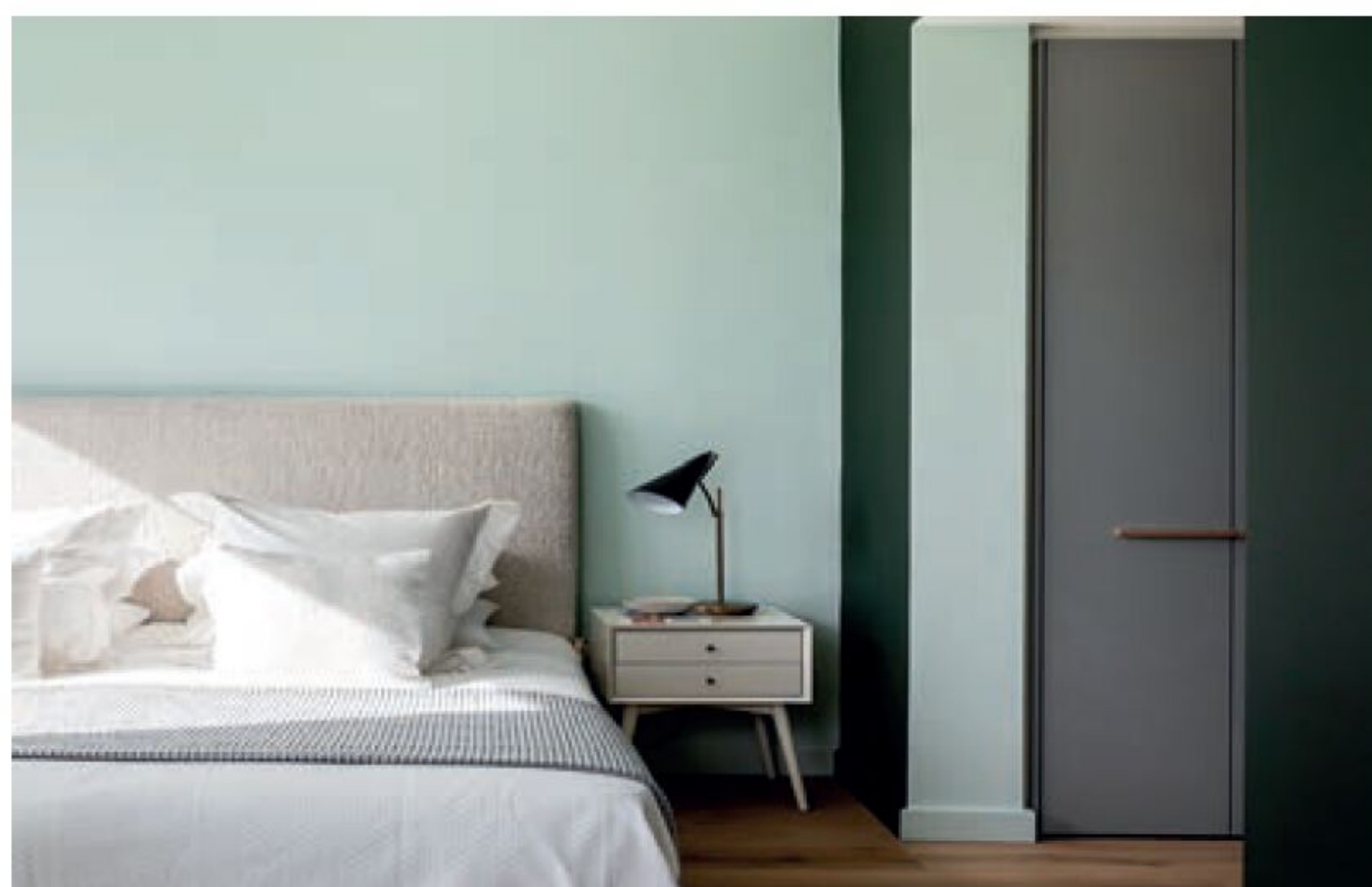
Frank explains: "The Power Station, and its history is compelling. Nearly a decade ago, we were presented with a once-in-a-lifetime opportunity to contribute to the

regeneration of this iconic building. I was inspired by the chance to have a profoundly positive effect on a keynote area and a city that I love."

Prospect Place comprises 308 new homes including studios, one, two and three-bedroom apartments, alongside four-bedroom townhouses and penthouses and it presents a rare opportunity to purchase a Frank Gehry-designed home. Frank explains: "Our goal was to create a neighbourhood that connects with the historic fabric of London, but one that has its own identity and integrity. Uppermost in our minds, was the creation of human-scaled buildings, parks and plazas to serve the people that live there and those that visit, while also creating a new community to make Londoners proud for many years to come; one that feels like it has always been a part of the historic capital."

Complete with the highest quality finishes, no two apartments are the same and the experience of purchasing an apartment designed by Gehry Partners is similar to buying a one-of-a-kind work of art. Many of the apartments offer views of the Power Station itself and every property comes with a spacious open plan layout and access to either a winter garden or terrace. Between the buildings, is a residents' garden designed by LDA Design, the landscape designers of the London Olympic Park.

Gehry Partners has designed two colour palettes for the homes in Prospect Place: London and LA. The London palette reflects the historical elements of the development with metal finishes and contrasting rich textures to create a streamlined industrial feel, mirroring that of the adjacent



Power Station. In contrast, and drawing upon warmer climates, the LA palette is more relaxed with pale wooden finishes and a light colour scheme to complement the bright open spaces and waterside living experience.

Frank adds: “The curved white buildings pay homage to the crescent terraced housing of Belgravia and Mayfair. The architecture allows apartments to have better views of the Power Station, and the white facade helps to bring more natural light into the interiors. With each unit offering an alfresco space, it provides residential-scale texture and detail to the exterior of the project.”

Once completed, Battersea Power Station will be one of the most exciting retail and leisure destinations in the capital, with major international brands opening inside the landmark building. As well as over 100 shops, bars and restaurants, office space and a unique events and leisure destination, including the chimney lift experience, there will be a new six-acre riverfront park open to the public.

Understanding the impact of this project, Frank says: “We wanted to create social places for future generations. Our goal from the start has always been to create a neighbourhood that meshes the past, present and future of this pioneering city.”

Despite his prolific output, the biggest name in modern architecture shows no signs of slowing down just yet. He concludes: “I don’t reflect. That means you have to simultaneously look forward and backwards. I prefer to stay in the moment. I love what I do. We have a lot of fun in the studio, trying to make the world a better place wherever we build. If that inspires others, no matter where they are in life, then that’s a fitting legacy.”





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WHAT LIES *Beneath*

In the world of luxury interiors, overlooked spaces often hold untapped potential. Cellar Maison, reimagines basements and cellars as extensions of a home's character. Tania Jacobs goes exploring

where lifestyle enhancement is as important as adding value. "A cellar is more than storage - it's an opportunity to elevate how you live," says Speer. The company's comprehensive service spans building works, climate-control systems, bespoke joinery, lighting and specialist finishes, ensuring every detail aligns with a client's vision.

This year, the brand introduced additional cutting-edge climate technology, with many conditioning systems now backed by a five-year manufacturer's warranty - surpassing the industry's 12-24 month standard. "Quality should inspire confidence," Speer emphasises, underscoring a focus on lasting value.

What distinguishes Cellar Maison is its enduring partnership with clients. "A wine room often becomes a haven for our clients to relax and recharge," notes Speer. Designs prioritise adaptability, accommodating evolving collections and lifestyles. Every detail, from layout to material selections, are meticulously personalised.

Post-installation, an industry-leading aftercare programme ensures seamless maintenance, while user-friendly inventory software - enhanced by augmented reality - simplifies managing and selecting bottles.

Here, value is measured not in square metres, but in decades of enjoyment. For those seeking to elevate their homes beyond the ordinary, Cellar Maison offers expertise and partnership in crafting spaces that endure.

www.cellarmaison.com

Founded in 2012 by New Zealand-born joiner, designer, and wine enthusiast Andrew Speer, Cellar Maison approaches each project as a dialogue between client, property, lifestyle and wine collection, drawing on their expertise to transform underutilised areas into refined, functional spaces.

Specialising in bespoke wine rooms and entertaining spaces, including ambitious basement transformations,



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GRECIAN *Beauty*

Coco Wolf redefines luxury outdoor furniture, offering an exquisite fusion of design, craftsmanship, and sustainability. Julia Millen spoke to Managing Director James Lorimer about their brand-new ZANTE collection

Designed for the most discerning connoisseurs, Coco Wolf embodies sophistication by seamlessly extending the elegance of interiors into the outdoors. Handcrafted in Britain, each piece is meticulously engineered using marine-grade materials and advanced upholstery techniques to withstand the elements while maintaining impeccable aesthetics.

At the heart of Coco Wolf's brand-new collection, ZANTE, a breathtaking homage to the unspoiled beauty of Zakynthos, where rugged cliffs meet the vibrant azure of the Aegean Sea, is a blend of traditional craftsmanship and modern living innovations, resulting in statement furniture that brings a sense of contemporary serenity to any outdoor space. ZANTE marks a milestone collaboration between Coco Wolf and renowned designer Mathias De Ferm. Over a

year in development, the collection showcases a sophisticated aesthetic that balances elegance with remarkable durability. Each piece features intricately handcrafted spindles seamlessly woven into the design, exuding refinement and elegance. The collection embraces organic shapes and rich textures that reflect the natural world, from exquisite ceramic tabletops to uniquely sculpted wooden bases inspired by nature's artistry. "ZANTE beautifully captures our philosophy of 'Reconnect with Nature,' blending British craftsmanship with cutting-edge design," says James Lorimer and continues: "It took us more than a year to develop this series." The fusion of materials ensures a harmonious balance between form and function and transforms any outdoor space into a haven of tranquillity.

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Nova Terraces

GO *West*

The Western Algarve has always been popular with investors. Abode2 spoke to Gerry Fagan, CEO and Chairman of DDM to discuss the latest luxury real estate projects transforming this beautiful region of Portugal

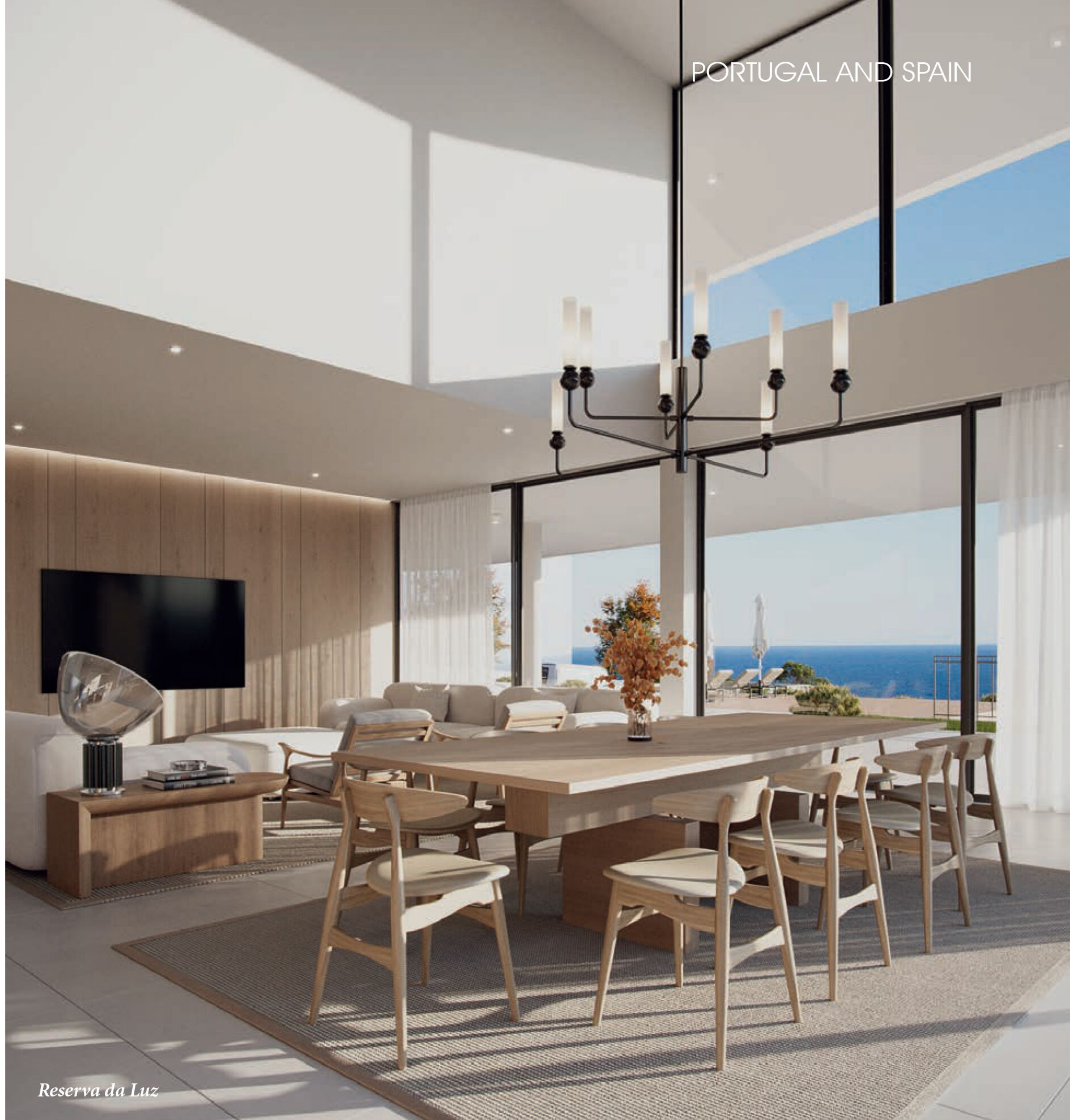
Tell us about DDM and its positioning in the luxury real estate market

As a company, we've been shaping exceptional developments for over 20 years, with a track record that includes over 2,500 homes and multiple leisure and golf facilities. DDM -Develop, Deliver, Manage - is more than just a name; it reflects the core principles that drive our success. We focus on action, overseeing every stage of the process - from selecting prime locations and crafting thoughtful designs to delivering high-quality projects and ensuring long-term value through expert asset management. Our commitment

to financial and environmental sustainability ensures each development is a purpose-driven, lasting investment.

You've recently launched Reserva da Luz and Nova Terraces. What sets these apart from other developments in the area?

Reserva da Luz is incredibly special – this residential community features oceanfront villas and plots, offering exclusive access to the coast and stunning ocean views. Living so close to the sea is rare, and we've designed this project to blend natural beauty with high-end architecture,



offering privacy and a deep connection to nature.

Nova Terraces takes city living to a new level. With spacious, modern apartments and expansive terraces, it combines the convenience of urban life with the luxury of outdoor living. We've designed Nova Terraces to meet the growing demand for vibrant, community-oriented spaces that still provide a private, luxurious experience.

How do these projects reflect the changing demands of luxury property buyers?

Aspiring buyers are seeking more than just a beautiful home - they want a lifestyle that aligns with their values. Reserva da Luz speaks to those looking for exclusivity and a connection with nature. Oceanfront living offers privacy and the calming influence of the sea, with sustainable, eco-conscious designs that align with modern sensibilities.

Nova Terraces caters to the growing trend of city living, with buyers seeking more space, outdoor areas, and a sense of community. We've created a perfect balance between the vibrancy of the city and the serenity of private, open spaces - offering a true urban retreat that meets the desires of today's discerning homeowners.

What's the best way to find out more about these developments?

To explore more about Reserva da Luz and Nova Terraces visit our website www.ddm.pt. To arrange a private viewing or discuss your needs personally, feel free to contact us by phone at (+351) 967 336 914 or email at sales@reservadaluz.com. We also invite potential buyers to visit our dedicated sales point at Reserva da Luz, where you can experience the concept firsthand and see the exclusivity of the development for yourself.



TURNING *Tides*

The Spanish government is ending its Golden Visa programme and has proposed a 100% tax on property purchases by buyers from outside the European Union, including the UK. So, what exactly does this mean for second home investors? Celia Brown investigates



One of Europe's most popular destinations for second homers - Spain has long held a certain sunshine cachet. Some 412,000 Britons are thought to call Spain home, according to figures from December 2023, while the average age of British expats living in Spain is thought to be 55. Living *la buena vida* however might soon be under threat – as those looking to retire or relocate are facing a double whammy of extra taxes, property sale bans and the end of the country's popular Golden Visa scheme.

The Congress of Deputies in Spain voted to end the Golden Visa programme last year and applications will no longer be taken after April 2025.

Launched in 2013, Spain's Golden Visa granted residency to investors including from the UK, who put €500,000 or more into Spanish property with minimal stay requirements, or alternatively made an investment in the form of a philanthropic donation, a lump sum payment, or other monetary contribution.

Today, 94 out of every 100 such visas are linked to real estate investment in major cities that are facing a highly stressed market and where it's almost impossible to find decent housing for those who already live, work and pay their taxes there, according to Spain's Prime Minister Pedro Sanchez.

Any new applications must now be in by 3 April 2025, but the government has confirmed that existing visas can still be renewed.

Isobel Neilson, director of global immigration advisers Fragomen says the closing of the scheme will be a "huge blow" for retirees from the UK looking to move to Spain.

She says: "They will now have to look to other passive routes to obtain residency such as the non-lucrative visa – this is unfortunately less flexible, does not allow the applicant to work even remotely in Spain and requires full time residency of six months a year to maintain the status."

Even if you aren't worried about residency, owning a holiday home in Spain could get more expensive if plans to add a 100% tax to purchases by non-EU buyers are approved.

As it stands, Spanish property taxes vary by region, with the most important being property transfer tax (ITP), which is applied to existing homes. Generally speaking, buyers can expect to pay between 4% to 10% in ITP.

In Malaga for example – a popular destination of choice for British expats – the average cost of ITP sits at €24,328, based on an average property price of €347,544. As a result, the implementation of an additional 100% tax would see this cost climb by almost €350,000 on top of the €24,328 paid in ITP.

In addition, Spanish new-build homes are subject to VAT, or IVA, which currently amounts to 10% of a property's value. Then there's a secondary tax to consider: the Documented Legal Acts tax (or IAJD), the Spanish equivalent to stamp duty. Again, this ranges from one region to the next but generally equates to between 1% to 2%.

Theresa Simpson, a Spanish qualified lawyer says: "It's



just a proposal at this point in time and is not guaranteed to make it onto the Spanish statute books. It would be interesting to know whether this new sanction would extend to the entire country or just to particular regions. UK nationals who have already retired and living in Spain will also want to know whether this tax could be levied retrospectively. Even if adopted, the legislative process in Spain is tortiously slow and as such, it's perhaps a little early for UK nationals to be overly concerned."

Prime Minister Pedro Sánchez revealed the idea as part of 12-point plan to tackle a "grave" housing affordability crisis, including by dissuading overseas property buyers from investing in Spanish real estate. Government figures suggest non-EU residents purchase 24,7000 homes in Spain last year, which is around 15% of total transactions. Sánchez says these are "mainly for speculation". British buyers accounted for around 8.5% of all foreign sales, according to Spain's Association of Registrars.

ALTERNATIVES TO THE GOLDEN VISA

Non-Lucrative Visa

For individuals who can demonstrate sufficient financial means to support themselves in Spain without engaging in gainful employment. Family members, including spouses or unmarried partners, as well as dependent children and relatives, can also apply for this visa.

Requirements: Applicants need to prove they have a regular source of income or sufficient savings to cover living expenses, have a clean criminal record, and have suitable medical health insurance.

Timeline: After 5 years of holding a Non-Lucrative Visa, you can apply for permanent residency.

Work Visa

For individuals who have a job offer in Spain.

Requirements: You'll need a valid job offer from a Spanish employer and meet the requirements for the specific type of work visa.

NB: After a certain period of working in Spain, you may be eligible to apply for permanent residency.

Digital Nomad Visa

For individuals who work remotely and can demonstrate a stable income.

Requirements: You'll need to prove you are working remotely for a company outside of Spain and meet the income requirements.

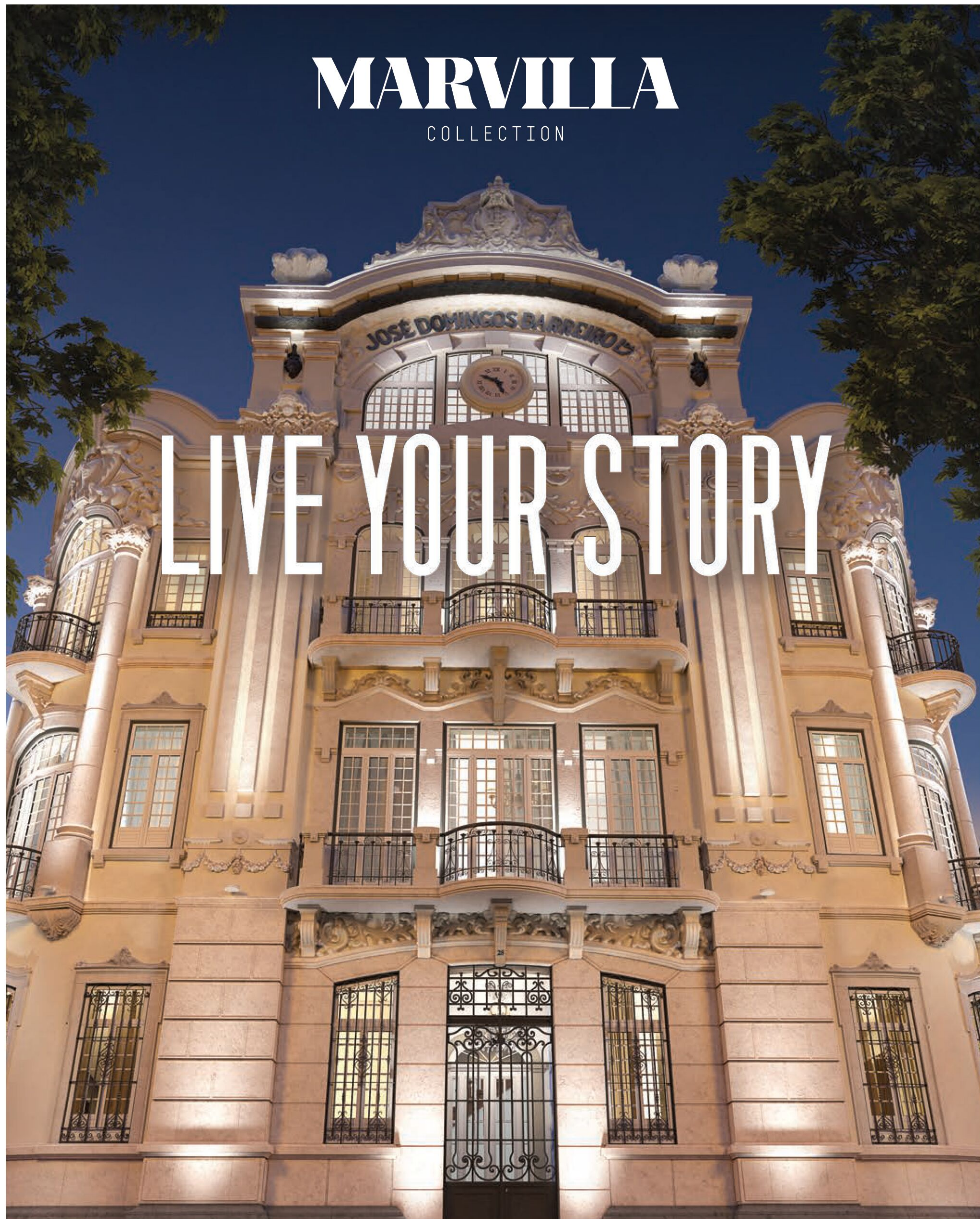
NB: This visa allows you to live and work remotely in Spain for up to three years while benefitting from a special tax regime. Self-employed individuals can engage in work for a Spanish company, provided it does not exceed 20% of their total professional activity.

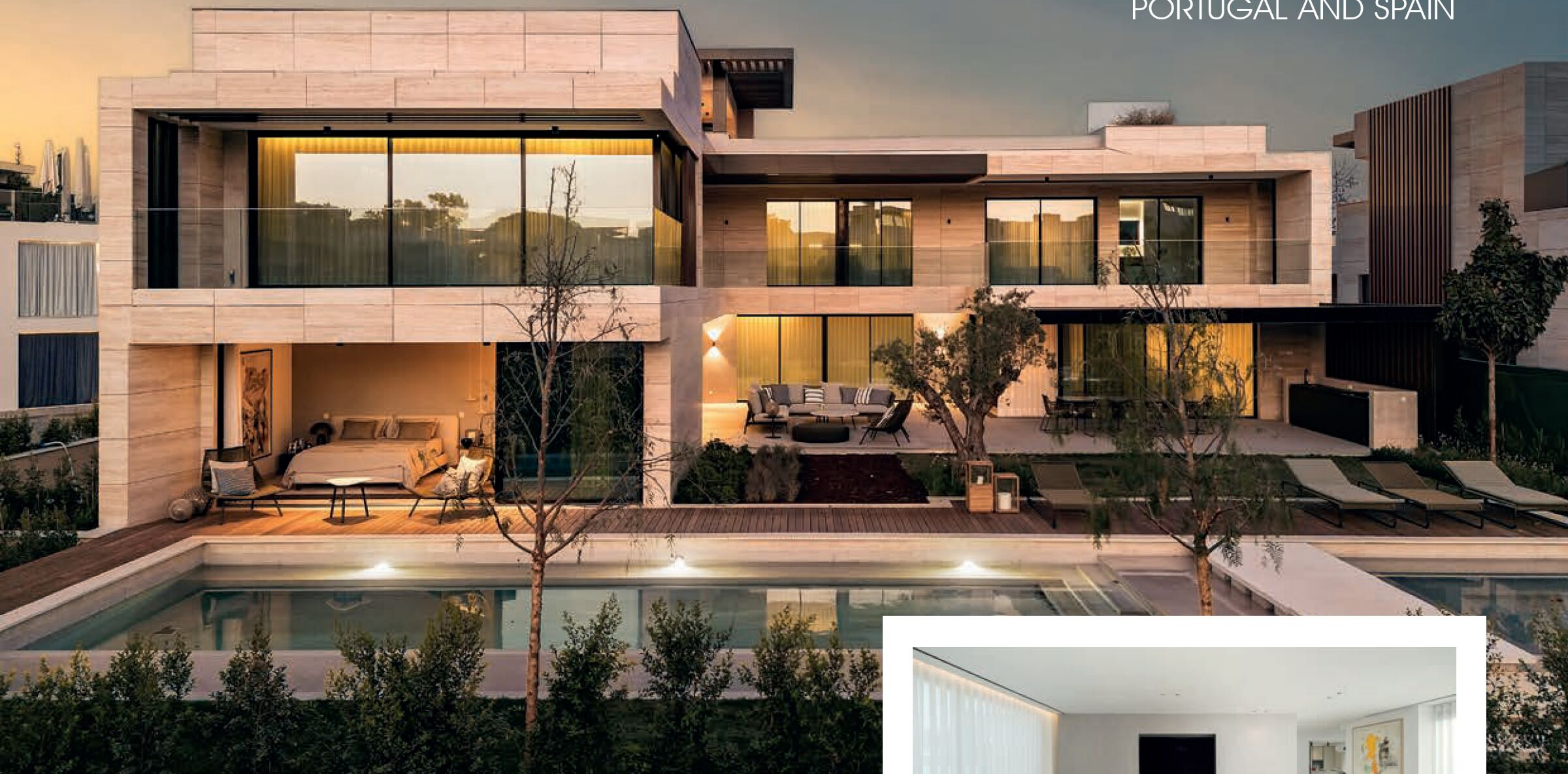


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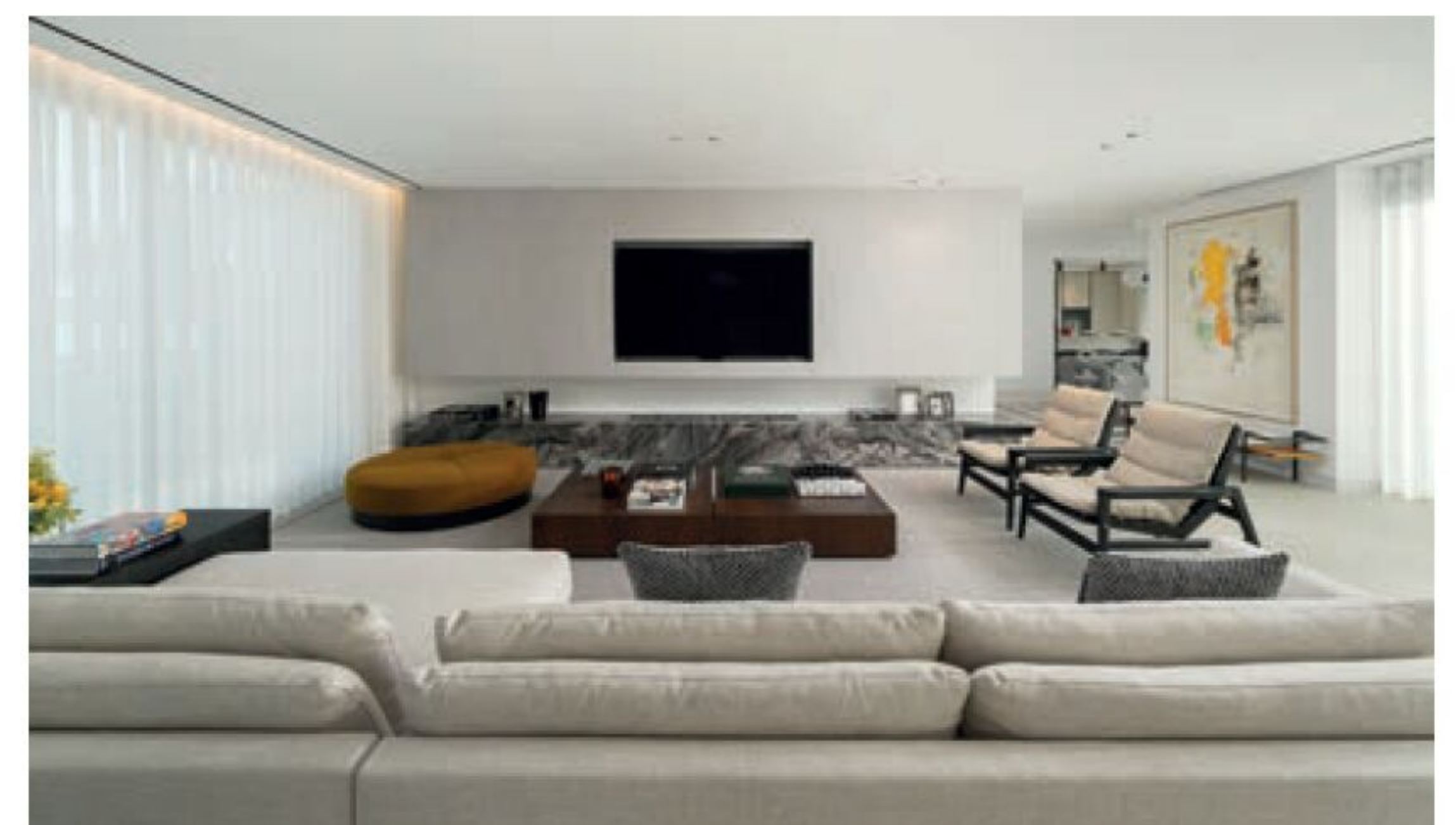


THE GREEN GRASS *of Home*

One Green Way sets a new standard for luxe living. James Matthews takes a tour of this exclusive development to discover what aspiring owners can look forward to

Nestled in the heart of the Algarve, within the prestigious Quinta do Lago, One Green Way stands as an epitome of luxury living, setting a new benchmark for residential excellence. This exclusive development, blending contemporary design with nature's tranquillity, offers a unique living experience where modernity and sustainability come together.

One Green Way is more than just a collection of high-end residences; it is a carefully crafted community. With 90 premium properties, including luxurious villas and sophisticated apartments, the development provides both privacy and connection. The residences are designed with the finest materials and cutting-edge technology to offer unparalleled comfort. The villas, with expansive spaces ranging from 522m² to 932m², offer four to six bedrooms and panoramic views of the North Course at Quinta do Lago. The Panorama and Garden Residences, while more compact, offer equally luxurious spaces designed for those seeking both convenience and comfort.



What truly sets One Green Way apart is its commitment to fostering a well-rounded lifestyle. The development places significant emphasis on providing a blend of modern conveniences, social interaction and wellness. At the heart of this community is the newly redesigned clubhouse, which acts as the central meeting point for residents. With 735m² of interior space and an additional 315m² of outdoor terraces, the clubhouse offers a variety of spaces, from lounges, concierge, meal and coffee areas to a rooftop bar with stunning views. This is where residents come together, whether for a social gathering, a casual drink, or simply to relax and enjoy the beautiful surroundings.

For those who value wellness and activity, One Green Way delivers exceptional amenities. The 1,200m² fitness centre is fully equipped with state-of-the-art facilities and includes a luxury spa, offering residents the opportunity to stay fit and rejuvenated. The development also boasts beautifully landscaped communal areas, a 270m² swimming pool with a 75 m² Pool Bar, kids' areas and scenic jogging





tracks - ensuring that every aspect of life at One Green Way is centred around wellbeing.

The business-minded will appreciate the on-site, fully serviced business centre, which spans four levels and is equipped with meeting rooms and private office spaces. This provides residents with the convenience of working from home or hosting meetings in a professional, secure, and private environment.

One Green Way's location is another standout feature. Quinta do Lago is one of Europe's most desirable destinations, offering world-class golf courses, fine dining and a range of outdoor activities. Golf enthusiasts will enjoy privileged access to the North, South and Laranjal courses, while also benefitting from reserved tee times and preferential rates. For those who seek outdoor adventure, the Algarve's stunning beaches and scenic hiking trails are just a short drive away. The location also offers easy access to Faro International Airport, just 25 minutes away, connecting residents to major European cities in no time.

Sustainability is at the forefront of the development's design. One Green Way integrates eco-friendly practices in its landscaping, using native Mediterranean plants and sustainable irrigation systems to promote biodiversity and reduce environmental impact. The development is also equipped with energy-efficient technologies, ensuring a harmonious relationship with its natural surroundings.

At One Green Way, every aspect of the development has been meticulously planned to provide a high standard of living. The community is designed not only for luxury but for a lifestyle that promotes well-being, connection and peace of mind. Whether enjoying the serene natural beauty of the Ria Formosa Natural Park or socialising with neighbours at the clubhouse, residents are invited to immerse themselves in a way of life that balances work, leisure and relaxation.

The villas at One Green Way are priced from €6.95 million, while the apartments start at €3.8 million, making this a rare opportunity to own a piece of one of Europe's most coveted luxury locations. The development offers more than just a home: it's an investment in an exceptional lifestyle. With its unparalleled amenities, beautiful natural surroundings and proximity to one of Europe's most exclusive golf resorts, One Green Way offers residents a beyond dreams living experience.

For those seeking the best of luxury, community and sustainability, One Green Way represents a new standard in residential living. It is more than a place to live; it's a place to thrive.

www.onegreenway.pt

ONE GREEN WAY

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SANDS *of Time*

The Residences Vale do Lobo, offer contemporary, luxury homes in the Algarve's iconic Vale do Lobo resort. Isabella Taylor takes an exclusive tour

The Algarve's iconic resort, Vale do Lobo, has been delighting holidaymakers, golfers and homebuyers since 1962. Spread across 450 hectares of incredible natural landscape in southern Portugal, the resort blends immersion in nature with access to luxury sporting, dining and wellness facilities. Now, it has added a brand-new real estate offering - The Residences Vale do Lobo.

The Residences Vale do Lobo will deliver a limited collection of 44 beautifully designed homes. These exclusive properties will include 25 spacious apartments, 10 linked villas and 9 elegant townhouses. All have been designed by architects Broadway Malyan.

Surrounded by greenery and lakes, the properties enjoy a privileged spot within the Vale do Lobo resort. Buyers will have easy access to Vale do Lobo's two 18-hole championship golf courses, 2 kilometres of pristine beachfront, tennis and padel courts, Royal Spa, restaurants, boutiques and more, while also enjoying a uniquely serene setting.

The Residences Vale do Lobo are the first homes to be built by the resort for 20 years, delivering a once in a generation opportunity for buyers seeking a brand-new home in this iconic destination. Their creation follows Iberian real estate firm Kronos Homes taking over the management and development of Vale do Lobo in 2023, as part of a significant real estate and tourism acquisition. Since then, Kronos Homes



PORTUGAL AND SPAIN



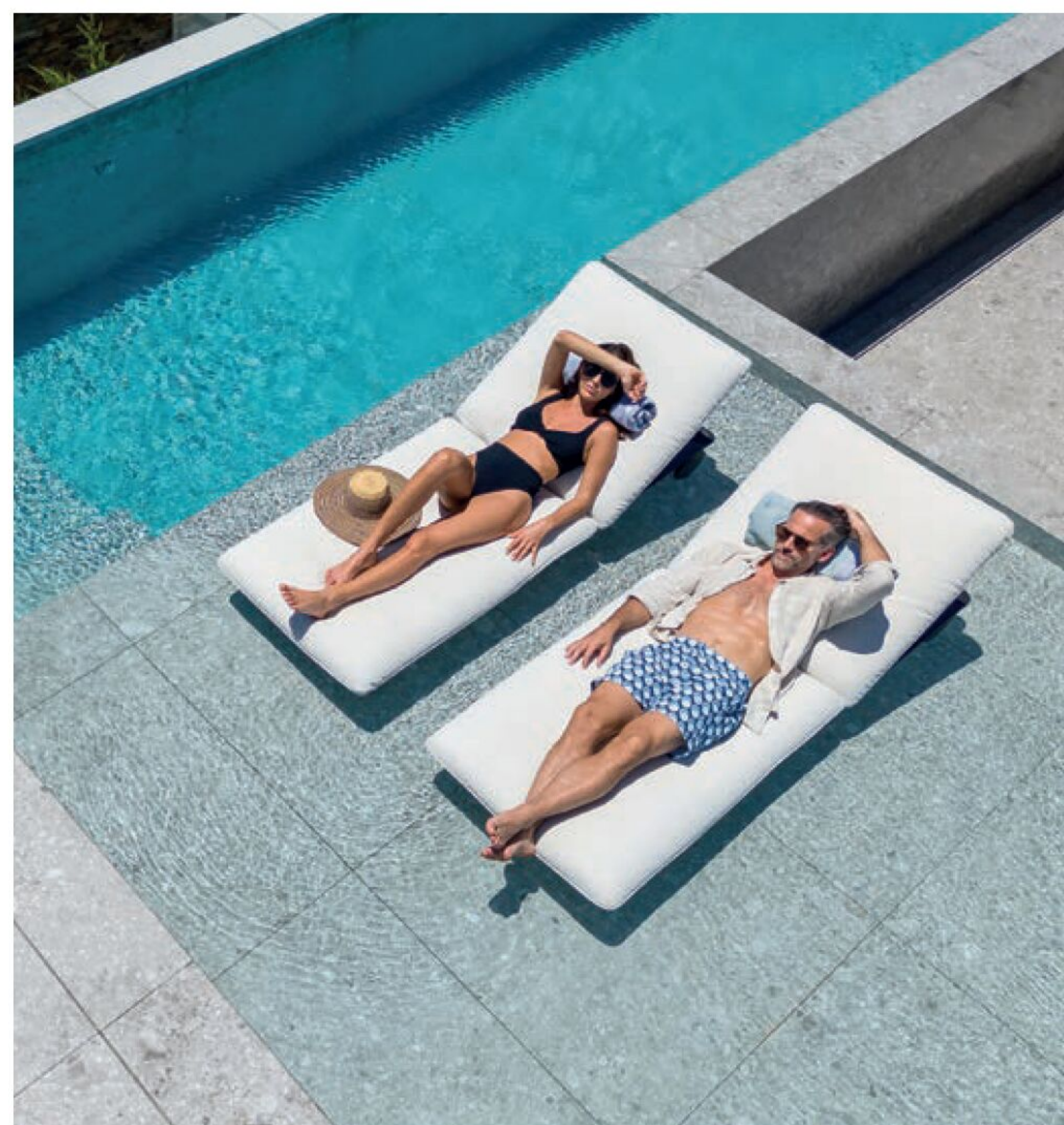
has invested significantly in the evolution of Vale do Lobo, delivering major enhancements and adding a string of new facilities, including a fitness suite, and restaurant at the resort's popular Tennis Academy. Vale do Lobo has also opened two further restaurants, Tinto and Doce, and a golf boutique, all under the resort's direct management.

While the evolution of Vale do Lobo's facilities continues, attention has now also turned to the resort's real estate offering. Appetite for homes in such a premium position in the Algarve is enormous, with buyers from around the world keen to immerse themselves in nature while enjoying an abundance of luxury facilities on their doorstep.

The 44 homes of The Residences Vale do Lobo have been conceived with this in mind. The properties will include landscaped communal gardens and two generously sized communal swimming pools for owners to enjoy. Each linked villa will also come with its own garden and private pool.

Buyers can reserve a home at The Residences Vale do Lobo with exceptional payment terms, supporting a new generation of property buyers and investors be part of Portugal's legendary Vale do Lobo resort.

www.valedolobo.com





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CHANGING *Tides*

Christina Hippisley from the Portuguese Chamber of Commerce in the UK explains why Portugal's new NHR 2.0/IFICI tax regime with its fixed 20% income tax rate is attracting waves of foreign talent to Portugal

Moving to Portugal delivers a wide range of lifestyle benefits, from abundant sunshine and superb gastronomy to an active, outdoor lifestyle. But a new life in the sun isn't just about enjoying time at the beach – relocating to Portugal can also make sound financial sense thanks to Portugal's NHR 2.0 tax regime.

Portugal has long focused on increasing the country's pool of international talent.

The country's Tax Incentive Scheme for Scientific

Research and Innovation (IFICI) – dubbed NHR 2.0 by observers since it is the evolution of Portugal's previous Non-Habitual Resident (NHR) tax scheme – offers a flat 20% income tax rate on employment income and professional income earned in Portugal. It is available to professionals in the technology and innovation sectors, as well as to researchers, scientists and others in high-growth, highly skilled industries.

Essentially, Portugal is happy to reward those with specific high-value skills and qualifications, if they settle in Portugal.

PORTUGAL AND SPAIN





PORTUGAL AND SPAIN

Professionals with these talents can benefit Portugal's commercial and industrial sectors, which the government is keen to accelerate and scale up. This ethos underpins the NHR 2.0 tax programme, which adds a financial incentive to the clear lifestyle benefits of starting a new life chapter in Portugal.

According to leading international tax specialists Forvis Mazars, Portugal's NHR 2.0 (IFICI) regime was passed into law on 1st January 2024, but its final regulations were only released on 23rd December 2024. This has led to interest in the 'new look' NHR 2.0 ramping up significantly during the first few months of 2025, as the full guidance now shows how much professionals stand to gain by relocating themselves and their families to Portugal.

Not only do qualifying individuals enjoy a flat 20% tax rate on income earned in Portugal, but they also benefit from a near-total tax exemption on income earned abroad. That exemption applies to income from rental properties, dividends, interest and capital gains, enabling those with diverse income streams to enjoy significant tax savings as a result of being tax resident in Portugal.

These tax benefits run for 10 consecutive years from the year that the individual registers as a tax resident in Portugal. The length of the programme can represent a

substantial saving for those who make Portugal their home while working in the tech, scientific and other knowledge sectors. Furthermore, Portugal does not have inheritance tax or capital gains tax, meaning savings can extend beyond the ten-year period during which NHR 2.0 is applicable.

Many people are now starting to realise just how much NHR 2.0 could benefit them. A 10-year fixed 20% income tax rate, along with the various applicable exemptions, can make an important difference to a family's finances. It's something that a lot of those attending the Chamber's upcoming Moving to Portugal Shows in London and Dublin in 2025 are keen to find out more about.

NEED TO KNOW

The next Moving to Portugal Show in London will take place on 16th October 2025.

For more information, please contact the Portuguese Chamber of Commerce:
www.portuguese-chamber.org.uk
www.movingtoportugal.org.uk
 tel: 00 44 7463 689666.



Becoming extraordinary

Vilamoura: A destination for all seasons

Located in the heart of the Algarve, Vilamoura has long stood as a beacon of exclusivity, blending natural beauty, modernity, and a distinct lifestyle. Now, more than ever, this exceptional destination is undergoing a profound transformation, cementing its reputation as one of Europe's most desirable places to live, visit, and invest. With a dynamic blend of innovative real estate projects, award-winning marina facilities, and a rich calendar of events, Vilamoura continues to redefine itself. Yet, this is just the beginning, as much more is set to unfold in the years ahead.

At the centre of this transformation is the iconic Vilamoura Marina and the Nova Marina project, with the addition of new pontoons and berths capable of hosting larger vessels.

Vilamoura's vibrant events calendar continues to delight residents and visitors alike, offering everything from yoga classes in the tranquil setting of the nature park to hands-on workshops at the Cerro da Vila Museum. Annual regattas, culinary festivals, and music events further enrich the community, creating an ever-evolving cultural tapestry. As these offerings grow, they exemplify Vilamoura's ability to blend leisure, culture, and nature seamlessly.

Perhaps the most exciting facet of Vilamoura's evolution is its thriving real estate market, which is introducing projects that harmoniously balance luxury and sustainability. Among these, Terracota offers elegant apartments nestled among pine trees, complete with lush gardens and a one-of-a-kind swimming pool that evokes the sensation of a private beach. Similarly, Nobilus, a forward-thinking development, showcases sustainable materials like cross-laminated timber whilst delivering high-end amenities for modern living.

For those drawn to nature, Natura Village provides energy-efficient villas designed for indoor-outdoor living, with private plunge pools and panoramic balconies. Meanwhile, The Nine, located near Vilamoura's international school and equestrian centre, offers modern, light-filled apartments with communal spaces ideal for families and professionals seeking convenience and sophistication.

However, what truly sets Vilamoura apart is its ambitious vision for the future. Future projects will include new residential areas, enhanced leisure facilities, and significant investments in tourism infrastructure. A world-class equestrian centre, upgraded sporting facilities, and

even more environmental and cultural initiatives promise to reshape Vilamoura into a destination that offers something truly extraordinary for everyone.

As Vilamoura evolves, it continues to inspire and attract more people, visionary investors, and those seeking a life defined by quality and opportunity. With its bold developments, unique cultural experiences, and a commitment to innovation, Vilamoura is not just adapting to the future – it is creating it. With so much more still to come, Vilamoura is truly becoming extraordinary.

W. www.vilamouraworld.com
E. info@vilamouraworld.com
T. +351 289 310 900

 **VILAMOURA**





DUE *Diligence*

James Burrows, is an Inheritance and Trust Disputes specialist at Stephens Scown LLP. Abode2 spoke to him about the common misconceptions around wills and estates

Many people believe that it's impossible to dispute the division of an estate, irrespective of whether or not there is a Will. But that's simply not true. James Burrows, an Inheritance and Trust Disputes specialist at Stephens Scown, explains the types of challenge a disappointed beneficiary might bring.

"There are a few common misconceptions around Wills and how estates are divided. Many people believe that, as well as not being able to dispute the division of an estate, once a Will is written, it's final and nothing can be done to challenge it at a later date. That's not necessarily the case."



How to challenge the division of an estate

Broadly, there are two types of claim you can make against an estate:

- Will validity claims: a claim against the validity of the Will itself; and
- Other claims: claims which can be made irrespective of whether there is a Will or not.

There are five grounds on which the validity of a Will can be challenged:

- Lack of proper formality – a Will must comply with the terms of s.9 of the Wills Act 1837.
- Lack of mental capacity – an individual must have sufficient capacity to make a Will – the more complicated the Will, the greater the capacity required and vice versa;
- Lack of knowledge and approval – it must be shown



that the Will maker knew, understood and approved the contents of their Will;

- Undue influence – pressure on the testator which causes him or her to make a Will that they would not otherwise have done; and
- Fraud.

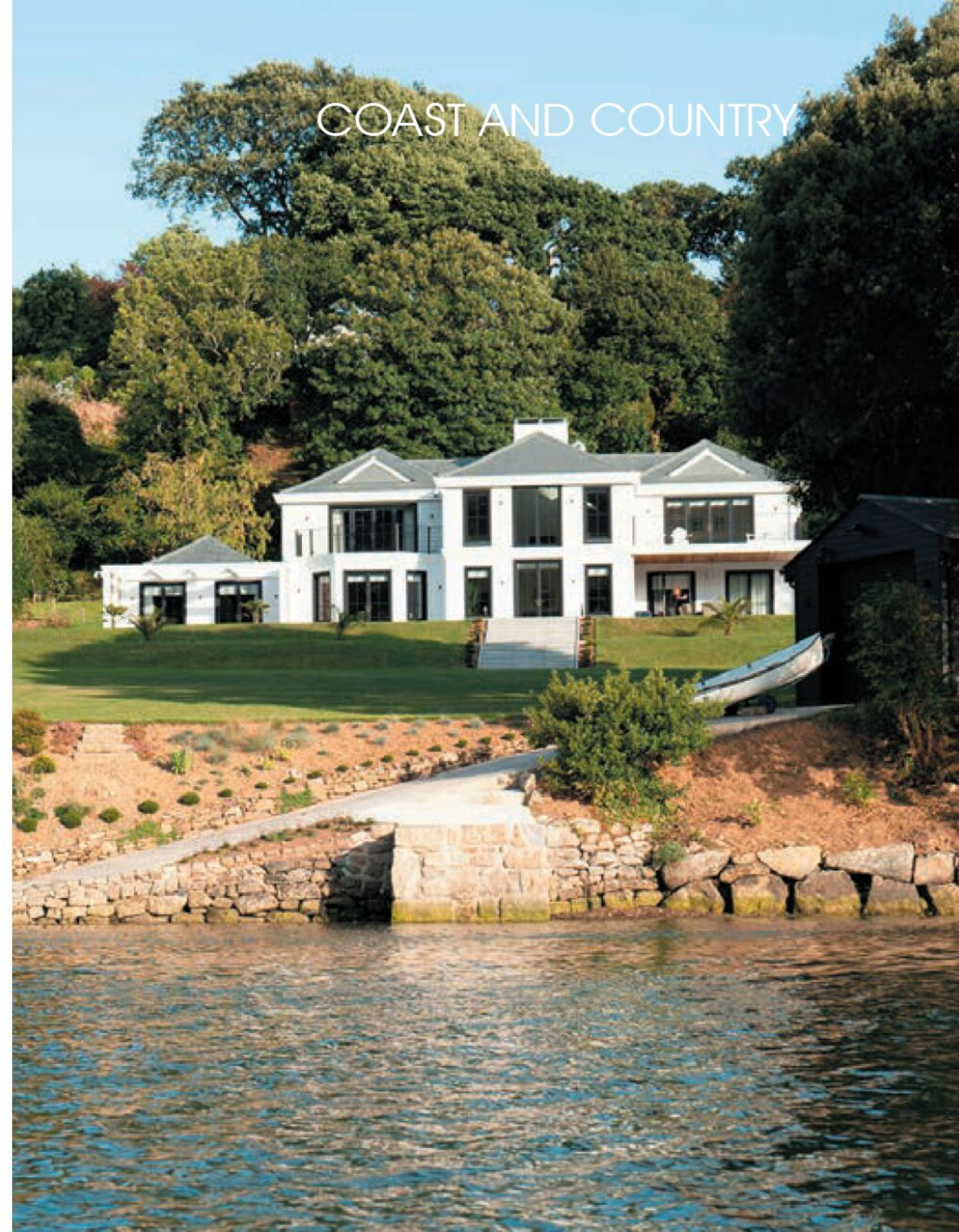
There are three main claims which fall under the 'other claims' category:

- Claims against the estate brought under the Inheritance (Provision for Family Dependents) Act 1975;
- The doctrine of Proprietary Estoppel; or
- Claims against assets in the estate pursuant to the Trusts of Land and Appointment of Trustees Act 1996.

Specialist Advice is Key

You should always seek specialist legal advice as soon as you become aware that the division of an estate may be distributed differently to how you expected, whether because you or another intend to bring a challenge.

We have a highly specialised team of legal advisers in our



Inheritance and Trust Disputes team, who regularly advise on these often difficult and complex issues.

James Burrows is a partner and head of the Inheritance and Trust Disputes team at Stephens Scown in Truro. The team is highly ranked in the Legal 500 guide, highlighting the best lawyers in the country, while James also features in the Chambers and Partners High Net Worth guide to legal services.

Contact James at enquiries@stephens-scown.co.uk call 01872 265100 or visit www.stephens-scown.co.uk



HERE WHEN YOU NEED US

Good legal advice is about helping you take control of your life, through both planned and unforeseen events.

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Prime PROTECTION

It's an unfortunate fact that successful and wealthy individuals are often prime targets for criminal activity. Ensuring that appropriate measures are in place to protect yourself, your family and your property is key. Julia Millen catches up with Darren Hyde, director of VIP Security to find out more

Founded and directed by Darren Hyde an ex-Metropolitan Police Officer over 35 years ago - VIP is a highly accredited team of experienced and innovative security specialists who deal with the diverse and specialist needs of private clients. Meeting clients' needs balanced with their appropriate protection

is at the heart of every VIP assignment, with the aim of providing an individual and unique service that delivers an uncompromising standard of service.

The VIP team oversee every element of a client's security, delivering a smooth, stress-free service, whether in the UK or internationally, reflecting the client's own personal



requirements. The company ethos is based on “blending into your lifestyle, allowing you to continue doing what you do, without fear or intimidation.”

VIP has seen the threat of theft, assault and damage to individuals and their property skyrocket over the past few years. Below outlines the perceived threat and potential counter measures that can be taken.

“We are finding criminal gangs are targeting high value private residential homes when the occupants are away for work or on holiday,” explains Darren. “To combat this, it’s vital to install a quality motion detection CCTV, and an intruder alarm system which you can monitor, and have those monitored by a professional security responder. I work on the ‘onion’ approach, ensuring there are multiple layers to your home security. If the property is unoccupied for any length of time, this will become apparent to the would-be professional criminal. They are looking for expensive vehicles, works of art and high value jewellery. I would always recommend high gated and fenced properties with strategically placed motion triggered external lighting, or as with some of our clients, we can place a security guard in or around your home to ensure optimum security whilst you are out. It’s also advisable to refrain from advertising the fact that you are “away” on social media. Remember, nothing is ever 100% secure for a persistent intruder but a criminal will always choose the easiest target first.”

With HNW individuals, sports personalities and celebrities being the unsuspecting victims of robbery even



in broad daylight especially in big cities where there are lots of opportunities for organised gangs to evade capture, it’s vital to take sensible precautions. VIP provides high-and low-profile close protection operatives to escort and protect individuals and their families whilst they are conducting business, going out socially with friends and family including nights out – increasingly a more problematic scenario with high value watches and jewellery being opportunistically stolen whilst in a night club or busy bar. VIP combat this by providing round-the-clock vigilance and security, allowing you to relax with loved ones and friends, with that added peace of mind knowing that your safety and wellbeing is being taken care of.

To discuss your personal security requirements, in complete confidence, or to book a bespoke security survey, please contact: Darren Hyde.

darren@vipsec.at T: +44 (0) 1268 526212

M: 07961 803798



VIP provides you and what's important to you with round the clock security for your home and business

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Services provided include:

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- Security escorts to accompany individual(s) on a night out or a shopping trip
- Security chauffeurs to drive your vehicle or provide a vehicle of choice
- Residential security for your permanent or holiday home
- Security response to emergencies, panic and intruder alarms. This could be a mobile security or key holder service

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EMERGENCY CONTACT (out of hours): 07538 652718 / 07961 803798

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With our office situated on the vibrant quayside that's at the heart of Padstow, we're in the perfect location to showcase your property and attract potential buyers. Not only are we in a prime location, we provide superior marketing exposure from local and national media to leading property portals such as Rightmove and On The Market. No matter where on the spectrum of the market your property sits, our marketing reaches every type of interested and eager buyer. Our diverse market includes first and second home buyers, investors and relocators meaning we can tap into all aspects of the market and reach the widest of audience.



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MANOR FROM *Heaven*

Quintessentially English, Mallory Court hotel and spa has a sterling reputation for its attentive service, fine dining and chic rooms. Isabella Taylor checked in for the perfect countryside escape

Nestled between the historic towns of Leamington Spa and Warwick, Mallory Court hotel is a beautifully grand Lutyens style house dating back to 1916, set in 10 acres of lush, green grounds.

Boasting 42 individually designed bedrooms, an award-winning spa, two restaurants, and an array of function rooms and event spaces, it truly is a home-from-home for guests.

We visited as a family of three with our beloved pooch Olly. From the offset, the seasoned staff couldn't have been more welcoming; keen to find out if we'd had a pleasant journey and asking my young daughter (still in her school uniform), if she had had a good day at school and if Olly, had been a well-behaved passenger.

After a seamless check-in, we were shown to our manor house master room; recently refurbished and beautifully curated in mossy greens, midnight blues and blush pinks with designer floral and geometric wallpapers and fabrics from revered brands such as Romo and GP&J Baker; all of which truly reflect the countryside surroundings. Extensive leadlight windows frame the room, both illuminating the

space and adding a touch of nostalgia, while the classical French doors offer a picturesque vista onto the well-tended herb gardens and estate grounds.

The renovations were undertaken by the Director of Eden Hotels, Marian Carter, who heads-up the group's design team, along with their interior designer Lucy Yarwood, who reflects: "A key feature in many of Mallory's manor house bedrooms are the bay windows, which really help to draw in the beautiful countryside, and this latest refurbishment extends this rural feeling throughout."

After a freshen up, we made our way to the hotel's 3 AA rosette restaurant – The Dining Room, where you can sample a delectable range of dishes from the seasonal menus, overseen by Executive Chef Keiron Stevens. The staff had thoughtfully booked us into the private dining area, which is perfect for small groups and has a more intimate feel with stunning views over the terrace and gardens. The enticing menu features a range of beautifully crafted dishes, incorporating ingredients from the hotel's own kitchen garden. Our gastronomic journey began with artisan breads and truffle butter before the arrival



of our starters of five spiced smoked duck breast, textures of beetroot and blackberries, mushroom parfait with truffle pesto and mushroom brioche. For the main course, we opted for the Cornish cod with carrot and lemon verbena and artichoke textures, poached duck egg and winter truffle. We accepted the maitre d's suggestion to pair the meal with a glass of 2018 Rioja Reserva Promesa, which proved to be the perfect accompaniment.

Although completely full, we couldn't resist the chocolate delicé, milk ice cream and caramel pulled chocolate tuille, all beautifully prepared, presented and served.

An alternative option to The Dining Room is Sencha – an Asian fusion restaurant with an enticing menu, inspired by classic dishes, adding local produce, and creating a unique Mallory twist. With a pleasant ambience and impeccable service, a la carte dishes include sweet teriyaki beef sirloin, ginger and spring onion rice with pak choi, miso glazed pork belly with sesame mayonnaise and small plate options of bang bang cauliflower, chilli miso popcorn and sides of Furikake rice, smashed cashew, ginger and garlic cucumber. We ate at Sencha on our second evening and it's fair to say the venue has earned its stripes as an excellent Asian fusion restaurant.

Housed in a separate building, the Elan Spa is perfectly in-keeping with the main hotel and just a stone's throw from the guestrooms. Guests can sample the hydrotherapy pool, salt sauna, steam room, sauna and outdoor pool, as well as a fully equipped state-of-the-art gym. Heated to a comfortable 360 degrees, we couldn't resist a dip in the hydrotherapy pool with benefits that include: increasing blood circulation and boosting the immune system, as well as helping to detoxify and cleanse the body. The space feels very Zen, with muted hues, natural stone and mood lighting to create a relaxed and restorative atmosphere. With just a few sunbeds scattered along the poolside and only a handful of guests using the facilities at any one time (due to an allocated booking system organised by reception), the pool was quiet, calming and rejuvenating.

After two escapist days enjoying the hospitality of our hosts, sampling world class cuisine, and whiling away a few indulgent hours in the spa, our time at Mallory Court came to an end all too soon. The wonderful memories made in this country haven however, will definitely sustain us until the next visit.

www.mallory.co.uk



NATURAL *Harmony*

As discerning homeowners strive to balance opulence with environmental responsibility, international award-winning RIBA Chartered Practice, ARCO₂, stands at the forefront, seamlessly blending luxury with an eco-conscious heart. Serena Templeton reports

Inspired by the Cornish landscape, ARCO₂'s bespoke architectural designs offer an unparalleled living experience that prioritises health, wellbeing and a harmonious connection with nature.

With a belief that true luxury encompasses more than just aesthetic appeal and extends to the health and comfort of clients, the company's designs incorporate passive house principles, ensuring optimal indoor air quality and consistent temperatures year-round, so homes provide a sanctuary that promotes health and physical wellbeing. Natural light optimisation with expansive windows and open-plan layouts invite abundant natural light to enhance mood and reduce reliance on artificial lighting.

Seamless indoor-outdoor integration, with features such as green roofs, terraces, panoramic countryside and coastal views, creates an immediate connection with nature and fosters tranquillity and relaxation, to offer an elevated lifestyle that resonates with the natural environment. Each design is tailored to reflect the unique desires and lifestyles of the client

to create a home that is both functional and inspiring.

ARCO₂ effectively use locally sourced materials, such as Cornish timber and stone and deploy energy efficiency measures including solar collection, super insulation, triple glazing and airtight construction to minimise energy consumption while maintaining comfort.

Their in-house team of architects and builders, along with trusted local contractors, ensure exceptional quality and attention to detail with close collaboration between architects and construction teams to guarantee that every aspect of the project aligns with their sustainability ethos and clients' vision.

For those who desire a beautifully designed home that embodies sophistication, wellbeing and environmental stewardship; ARCO₂ offers unmatched experience, redefining luxury living, where your wellbeing and the planet's health are at the heart of every design.

www.arco2.co.uk



ARCO²

Sustainable Architecture

At Arco², sustainability is not just a principle; it is the foundation of everything we do. An award-winning RIBA Chartered Practice specialising in delivering bespoke, innovative, eco-conscious design solutions that harmonise with the environment and enrich communities. Based in Cornwall, Arco² are pioneers of sustainable architecture, integrating cutting-edge techniques and environmentally responsible practices into every project.

www.arco2.co.uk | 01208 72200 | office@arco2.co.uk
Arco² Architecture Ltd, Arco² House, Boundary Road,
Bodmin, Cornwall, PL31 2RX





INSPIRED *Evolution*

With over 40 years' experience creating aspirational, bespoke homes, Harrison Sutton have seen the architectural landscape change significantly. Company partner Peter Sutton reflects on past and present design dynamics that are shaping our liveability aspirations

As Chartered Architects based in the West Country, we're fortunate to be surrounded by some of England's most beautiful countryside and coastline, the latter of which in Cornwall and Devon, is longer than any other county. This unrivalled setting provides outstanding views and locations for amazing houses and settlements.

Being a design-led practice, we are privileged to work with many clients who appreciate good design and well-built houses, which we and the exceptional local builders and

craftsmen are able to create.

We have practiced in the West Country for over 40 years and over that time are very aware of trends and aspects which have affected bespoke house design and build.

In the 1970s and 1980s new homes were predominantly provided by the conversion of redundant, old farm buildings. By the early 2000s when the supply of these dwindled and clients were finding 'cheek by jowl' conversions not so suitable for full-time living, holiday lets for these units had become more common. Today, with relaxed planning restrictions on



more modern barn structures, these are being converted into contemporary houses in often beautiful countryside settings. In the last decade, we have seen a marked trend for replacement dwellings with old and often sub-standard buildings being replaced with brand new homes. This trend was supercharged by the very high values that well-designed contemporary houses have achieved, often with their end value surpassing the original purchase price and the build cost.

As architects, we have always designed with an eye on sustainability and energy economy. Today, this ethos is reinforced, both by public opinion and statutory Planning and Building regulations. Nearly all our houses are built with insulation values well over regulations. They use alternative energy from PV cells with heat pumps and underfloor heating and in most cases, exceed the Passive House criteria.

With the introduction of additional performance specifications like the RIBA Net Zero Carbon Building Standard, Harrison Sutton are also working with clients to minimise the whole life carbon use of materials, energy consumption and buildability.

We see the future for West Country bespoke home building continuing in its current buoyant fashion. Clients have more leisure time and are increasingly able to work from home, so what could be better than living and working in a magnificent, efficient home which overlooks the water and the outstanding countryside vistas?

www.harrisonsutton.com



FUSION *Focus*

With a fresh approach inspired by the natural elements and landscape of the south-west, JAM Interiors perfectly blends exceptional design with seamless delivery. Isabella Taylor caught up with founder Matthew Robinson



Tell us about Jam Interiors

We founded the company when I returned to the UK after 4 years based in Holland as Design Director and Managing Director for Silent Gliss, a Swiss window treatment company. During that time, I worked on a number of projects in collaboration with several interior designers including a groundbreaking collection with Kelly Hoppen.

My sister and her husband, Amy and Jose had recently founded their company - Devon Stone so when I returned, I decided to join them in Devon and we incorporated Devon Stone into the JAM Interiors Group – hence the name JAM – Jose, Amy & Matt.

How would you describe your design style?

We've just completed a fabulous project on the estuary in Topsham for clients relocating from Texas and this probably



best reflects my personal style. We have used pale tones throughout and natural materials including wood and stone and layers of texture.

I don't believe in having a "house style". You have to adapt to the property you're working on, whether it be a contemporary glass cube, a country house, a London townhouse, or a period renovation. It's our role to interpret, guide and implement our client's style and preferences and how they live and use the property. One of the joys of our work is getting involved in such a wide variety of different projects.

What makes Jam Interiors different from other design companies?

What sets us apart in the south-west is our technical ability. We have a team of in-house architects, so the detailed cad design work and renders we produce aid both architects and



COAST AND COUNTRY

contractors (as well as our clients). Plus, we ensure we're always one step ahead to prevent any delays. We also have the JAM Studio where we employ a team of upholsterers, joiners and installers to give us the freedom to create pretty much what we want.

How has the design landscape changed in the last 20 years?

Instagram and the internet have tremendously increased the public's access to products and design. However, the downside is that people feel overwhelmed. Ironically, this has reinforced the services of an interior design practice. "I don't know where to start" or "please give me just 3 options" are sentiments we hear often. For some time now there has been an increased appreciation of quality, provenance and longevity, combined with a desire for sustainability.

To what extent has your location in Devon shaped your work?

One of the great things about working in Devon and Cornwall is that we're surrounded by the most amazing artisan talent to fill our little black book. Many of our projects in the south-west are second homes in stunning locations with amazing views. We take inspiration from the landscape and reflect the elements in our designs. Understandably, our clients are looking for a different style than at their main residence. However, after completing the project, we are then often asked to go on and remodel their main residences.

www.jaminteriorsgroup.com

UNIQUELY *KAST*

Creating sustainable, innovative buildings have earned KAST Architects an unrivalled reputation. Julia Millen caught up with founder and director, Nicholas James



Tell us about KAST Architects

The practice was founded in 2014. We create sustainable buildings with a Cornish spirit, designed and built with a respect for the people we work with and the planet. The majority of our work comprises bespoke one-off houses, primarily in Cornwall, but also across the south-west of England. We really enjoy getting to know our clients, how they live, their aspirations, desires and needs, and interpreting these through our designs. When someone asks us to design their dream home, it is an enormous privilege and honour. We are also very mindful that it comes with a great responsibility to ensure their money is spent wisely and appropriately. Too often architects can forget who they are working for and end up designing for themselves and for their own portfolio or ego.

How important is sustainability in the projects that you undertake?

It is hugely important. Sustainability underpins, over-arches and threads through our approach to each project. It's fully integrated within the design process and therefore neither dominates our work, nor is it left to chance. For us, it's about how can we design in such a way as to minimise our impact on the planet, through our choice of materials and the energy efficiency of the building. We are also proud to be part of the

B Corporation movement, a group of organisations using business as a force for good. By working with KAST, our clients can be assured of a high-quality sustainable design that puts people and the planet before profit.

What role does the landscape play in the design process?

It's important to design in response to the wider context rather than merely reflect the look of adjacent buildings. Superficial 'styles' come and go, so we work hard to understand the essence of the place, its history and evolution. With much of the South West falling within designated Areas of Outstanding Natural Beauty, we strive to ensure our designs respect the landscape through their form, mass and choice of materials. The coastline, hills, valleys and rivers will be here long after our houses are gone, so we must remember that we are temporarily borrowing the sites that we build on.

What has been the biggest challenge to date for KAST Architects?

Learning how to say no! It's flattering when someone wants you to work with them. However, we've learned that there are times when we may not be the best option for a client. It may be that the timing doesn't work, that we are too busy on our existing projects. You don't want to let your existing clients down by spreading yourself too thin. It may be that the work doesn't quite fit your particular skills set, in which case, we will point people towards other practices who we feel would be a good match. There's an expectation in the profession to take on as much work as possible. However, KAST was set up to fit in with family life, not the other way round, and protecting the health and well-being of our colleagues is critical in how we operate as a practice. We do our best work when we are happy and feeling fresh, and that is reflected by the high standard of the homes we deliver for our clients.

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Mearnswood Manor

Mearnswood Road, Newton Mearns, G77 6RS

Offers Over £1,850,000

Mearnswood Manor is a substantial, luxurious, detached home nestled within an exclusive pocket of Newton Mearns, providing flexible accommodation, all set behind electric gates. Set within approximately 20 acres of private grounds, this magnificent home was built to a superb specification in 2011 and extends to approximately 10,500 sq ft over two levels and provides spacious and adaptable family accommodation. A particular feature is the indoor, gymnasium/recreational space that leads to the home spa, which houses a jacuzzi, steam room, sauna and shower facilities. Majestically positioned at the end of a long, sweeping driveway, this is a rare opportunity to purchase one of the finest homes in Newton Mearns.

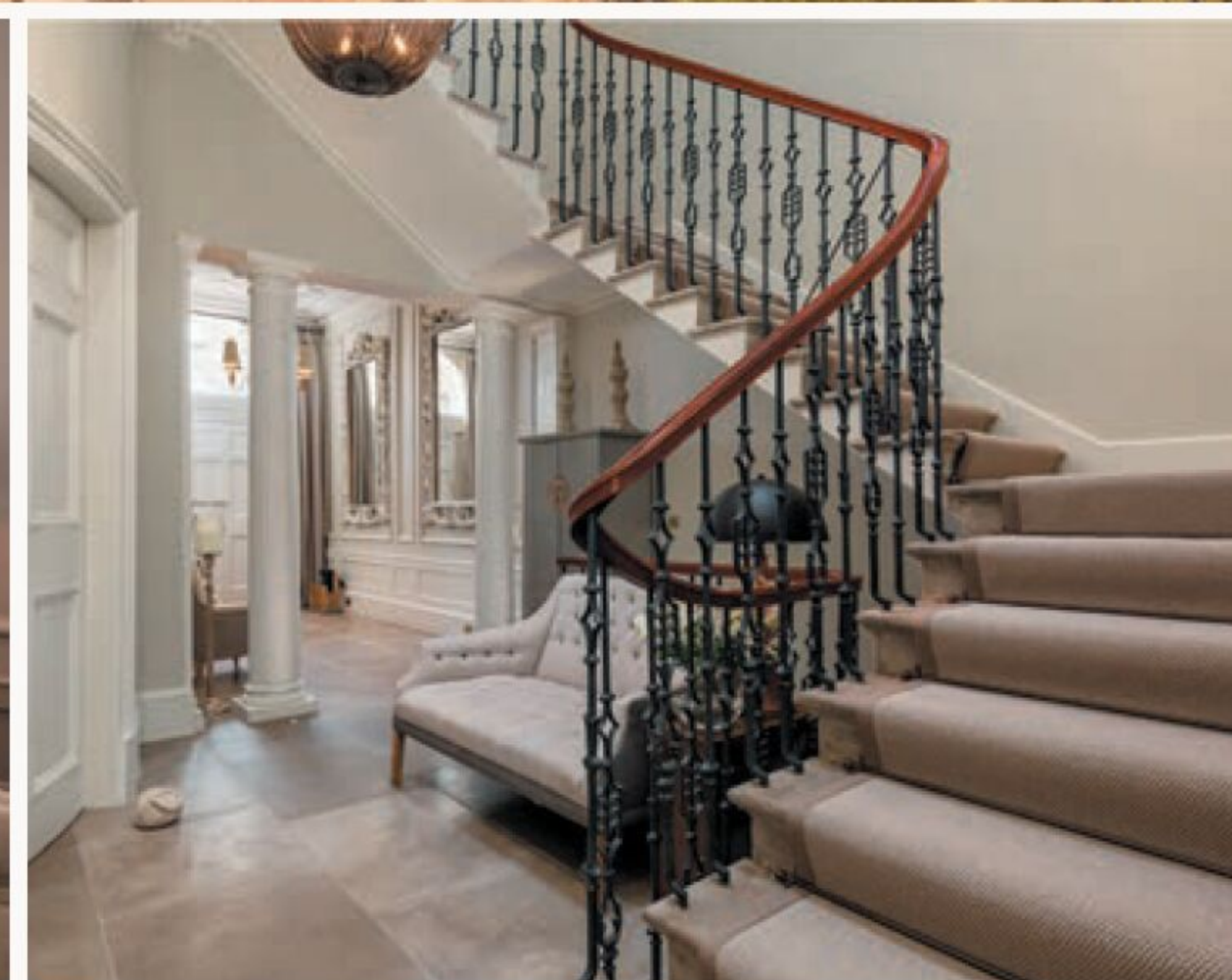
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18 India Street

Edinburgh, EH3 6HA

Offers Over £4,750,000

An exquisite, meticulously presented, fully restored and refurbished four-storey townhouse with mews double garage that is situated on a distinguished wide cobbled street in the heart of Edinburgh's New Town, once famed as the only road in the city where a horse and carriage could make a U-turn. This 6,678 square foot, A-listed Georgian property offers the epitome of modern Edinburgh living. 18 India Street has been extensively, yet sympathetically, refurbished by the current owners incorporating soundproofing, heritage double-glazed and thermal windows, insulation and energy efficient heating and lighting systems as well as state of the art security and technology schemes, to name a few.

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Megizzy, Polzeath | Guide Price £3,950,000

With exceptional and far-reaching views across Polzeath and the surrounding coastline from all of the principal rooms, Megizzy represents a unique opportunity to secure a contemporary 5-bedroom house with extensive sea-facing terraces overlooking one of north Cornwall's most desirable surfing beaches.



Rigi & Beachside, Polzeath | Guide Price £4,750,000

An incredibly rare opportunity to secure this extraordinary frontline development opportunity, set in just under 1-acre with 100 linear meters of land fronting the Southwest Coast Path. Detailed planning permission offers the prospect to create three properties in this unrivalled, breath-taking position in one of the most sought-after waterfront locations in the UK.



Beach Cottage, Porthcothan Bay | Guide Price £3,150,000

A beautifully renovated frontline detached coastal cottage with sea views, located just steps from the sandy beach of Porthcothan Bay. Boasting 4 bedrooms, luxurious interiors, entertainment terraces, a landscaped rear garden with a fantastic spa suite and 2-bedroom annexe.



Anchorage, Port Isaac | Guide Price £1,595,000

An elegantly renovated six-bedroom Victorian terrace with far-reaching sea and harbour views from its frontline position on The Terrace. Directly overlooking Port Gaverne harbour Anchorage has a separate annexe, front and rear gardens and private parking.



Torquil House & Little Torquil | Guide Price £4,500,000

7 bedrooms | Separate Cottage | Spa suite

An extremely rare opportunity to acquire an exceptional and elegant detached Edwardian property with seven-bedrooms, alongside a separate two-bedroom holiday cottage and a detached spa suite. Nestled less than 160 meters from the sheltered dunes of Daymer Bay and the Camel Estuary. Torquil House is a fine example of a period seaside family house, set in delightful gardens and surrounded by the peace and splendour of the north Cornish coast. **JSA Knight Frank, Exeter**

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BUILT *For Life*



Finding the perfect home is about so much more than just the location, it's about creating a space where life unfolds. Julia Millen spoke to Sarah Turpin, Sales and Marketing Director of Elivia Homes to see how they deliver on this philosophy

With decades of expertise, award-winning developer, Elivia Homes has gained a reputation for building homes that balance timeless design with contemporary living.

The company was formed in 2022 through the coming together of Vanderbilt Homes and Crayfern Homes, two award-winning housebuilders in their own right, with a shared passion for quality. More recently, Millwood Designer Homes joined the fold, expanding Elivia's reach across the South East.

At Sadler's Court, a boutique development in the picturesque village of Preston near Hitchin, this home-making ethos comes to life. Each of the ten detached homes has been carefully designed to enhance the homeowner's lifestyle, blending elegant architecture with spacious

interiors and energy-efficient technology. The final home, Plot 6 – The Spencer, encapsulates the balance of tradition and innovation. A striking oak staircase, expansive kitchen, and carefully curated materials create a space that is as practical as it is beautiful.

But beyond the walls, it's the sense of place that makes an Elivia home special. With excellent local schools, stunning countryside, and the historic market town of Hitchin nearby, Sadler's Court offers a lifestyle that feels both connected and serene.

For Elivia Homes, it's about creating spaces that stand the test of time, where families can grow, and where memories are made.

www.eliviahomes.co.uk



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REDEFINING *Retirement*

Loveday redefines luxury care, offering an unparalleled experience that blends world-class hospitality with exceptional care. By Serena Templeton

Whether you are looking for residential, nursing, day club, respite or memory care, every aspect of life at Loveday is designed to bring comfort, refinement and meaning.

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with the peace of the countryside. Set within 13 acres of landscaped gardens, you will enjoy beautifully appointed amenities including a beauty and hair salon, library, tearoom, art studio, kitchen garden, beehives (Loveday honey and honeycomb), state-of-the-art gym and a hydro pool for the ultimate in wellness and relaxation.

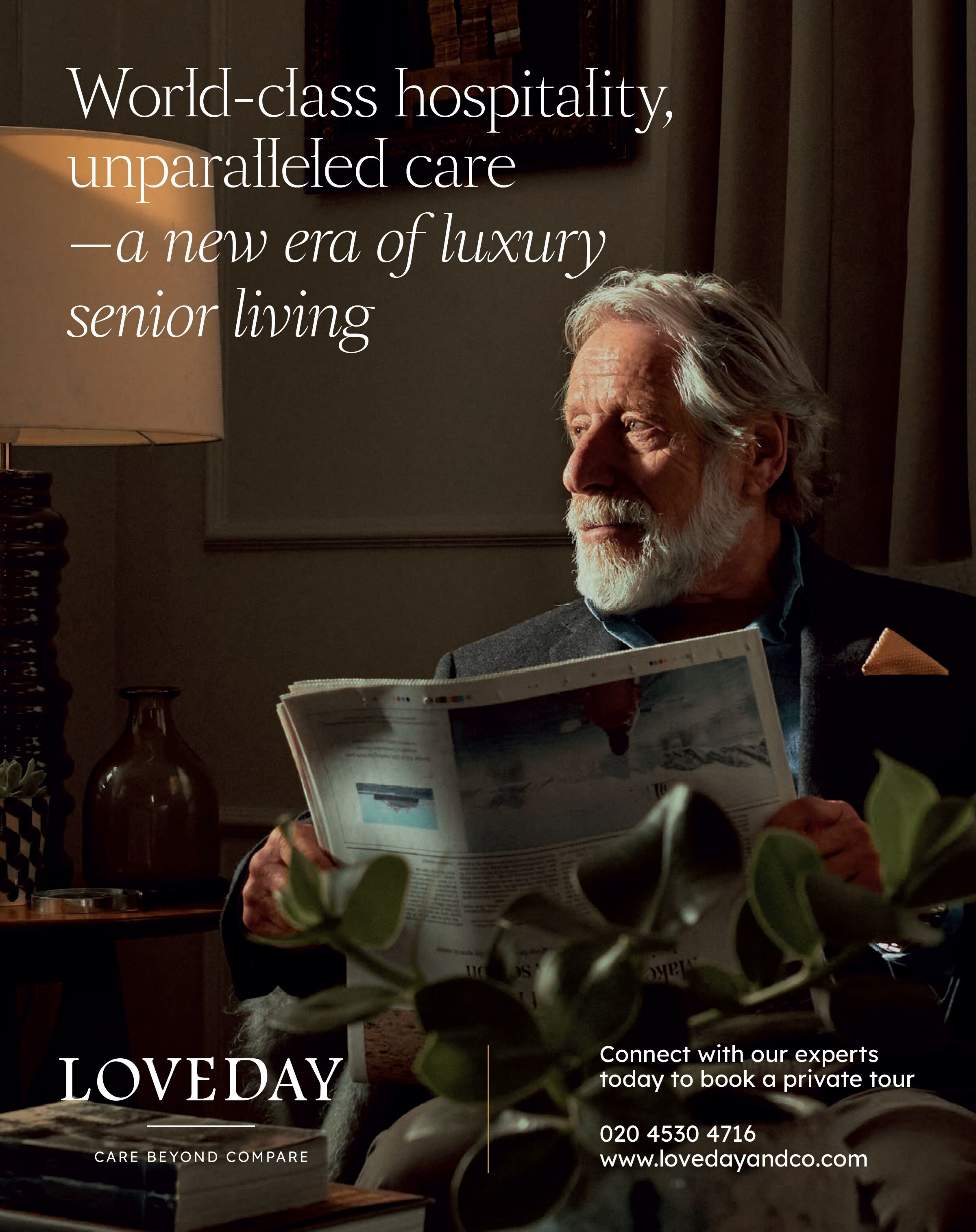
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A man with a white beard and hair is seated in a dimly lit room, reading a newspaper. He is wearing a dark suit jacket over a blue shirt. To his left is a lamp with a warm glow. In the foreground, there is a potted plant with large green leaves. The background shows a wall with a framed picture and a window with curtains.

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A NEW KIND OF *Retirement*

Today's modern retiree is seeking more flexibility and a bit of edge in later life – opting to rent rather than buy, reports Jane Slade

It's never been easier to rent a retirement property with developments popping up in the most imaginative locations.

Siem Reap in Cambodia may not seem an obvious choice to spend your later years but Thomas Sullivan is attracting adventurous retirees who want to immerse themselves in a vibrant and culturally rich Asian hotspot.

Sullivan Retirement Residence is a small community of 12, one-and two-bedroom homes with a communal pool, restaurant, sky bar and yoga studio. "We offer a hassle-free way of life for people who want to live outside the box rather than in one," says Thomas.

The monthly rental package also includes securing visas for foreign buyers, setting up phone contracts and local bank accounts.

And with prices starting from £1,900 (payable in US dollars) for a one-bed and £2,200 for two with weekly meals included, it would seem well priced for those looking to experience a new way of life without having to buy a home or sell their existing one.

Renting also enables retirees to sample retirement in another country before committing.

"What we are seeing is that retirees are no longer looking for just peace and quiet – they want excitement," adds Thomas. "And Siem Reap delivers that with its culture, friendly community and growing expat community." Thomas has two more developments planned in the area including one focussed on wellness and nature.

www.sullivanretirementresidence.com

This reverse trend of renting in later life rather than buying would also seem a much safer option if you are looking to move to Spain where the government is plotting to impose a whopping 100% property tax on foreign buyers who live outside the EU. At the moment taxes range from 8-11% depending on whether the property is new or a resale.

But a new kind of ownership is attracting those over the age of 65. The Comm, a huge retirement village on the Costa Blanca with 233 apartments and a new phase planned of a further 268, a kind of shared-ownership purchase model is being offered.

The 'buyer' makes a down payment for a 30-year right of occupancy style lease – and then a monthly fee starting from



€350 which covers other charges. Down payments start from €130,000 for a home ranging from one to four bedrooms.

The development on Alfaz del Pi between Valencia and Alicante airports, also has a gym, spa (sauna, Turkish bath and Jacuzzi), heated pool, medical centre, gardens, free parking and restaurant.

No surprise that it is attracting foreign buyers seeking a Mediterranean lifestyle - 85% are international. Many, mostly Brits, moved to Spain years ago but want to stay in the country for their retirement.

The Comm is designed for independent living but has 24-hour CCTV security surveillance as well as a medical alarm system.

“The important thing about a senior living complex is to be active, which equals health, and this means having a lot of activities that we organise on a weekly basis that allow residents to enjoy their lives,” says CEO Sergio Vidal.

“Everyone lives at their own home, however, there is a

social centre where there are painting classes, a choir, aqua gym, reading and wine clubs, yoga.... In other words, all kinds of cultural, sports and leisure activities.”

www.thecomm.com

Rentals have taken off big time in the UK too with more retirement operators adding it to their mix of purchase models.

At Inspired Villages, which has 12 integrated retirement communities with one more opening each year for the next decade, rentals are now well established along with part ownership and outright purchase.

“There are many reasons people opt for renting in later life and it generally depends on their individual circumstances,” explains Angie Harding, Executive Director of Operations and People.

“The benefits include no stamp duty, which can be a deciding factor, along with greater flexibility, and a faster completion rate.



“The most surprising thing, that demonstrates the changing attitudes to renting, has been the support from our resident’s children and family.

“In most cases, they are fully behind their parent’s decision to rent and spend their money on living somewhere they are supported and can thrive as they age-in-place.”

Even though renting is not particularly cheap – it can cost from £5,000 a month including charges and utilities, it suits those who are older and may have to move into a nursing home if they need extra care.

People who rent tend to be in their 80s. They have good pensions and don’t want to leave their families with a large inheritance tax bill when they die.

“Although the majority of our properties are purchased, we predict to see a rise in people opting for the freedom and ease of renting over the coming years,” adds Ms Harding.

“Our role is about enabling our residents to start enjoying their new community and lifestyle using the tenure option that is best suited to their individual circumstances.”

Inspired Villages rental prices vary according to size and location and range from £2,623 a month for a two-bed at Austin Heath in Warwick. Renting has also shown to be a great option if you are relocating from another country in later life and need a swift and easy move to a retirement property.

Janet Power, 84 moved to Inspired’s Elderswell Village in Bedfordshire in 2023 following the death of her husband.



She moved from South Africa where she had lived with her late husband since her 20s.

“I didn’t want to reinvest all my capital in another property as I want to pass it on to my children and grandchildren,” she explained. Renting also enabled her to move quickly and smoothly and begin her new later life sooner than she imagined.

www.inspiredvillages.co.uk



MAKE THE MOVE TO *Wallacea Living Marylebone*

With fewer than ten months to go until the first homeowners move into the new community at Wallacea Living, Marylebone, now's the time to secure your dream apartment in this award-winning community

One of the most highly anticipated retirement communities in the country, Wallacea Living was recently named the 'Best International Senior Living Development' in the International Property Awards, triumphing over fierce competition from across the globe, in recognition for its proactive approach to health and wellbeing. It's this approach that allows homeowners to have the time of their later lives.

Homeowners can focus on their health and wellbeing by

making use of the numerous on-site facilities, including a state-of-the-art gym and swimming pool, or by attending one of the regular fitness classes. Plus, Wallacea Living's six-monthly wellbeing MOTs give homeowners the ability to measure key health stats regularly and, in turn, work with the on-site team to develop personalised exercise routines and nutrition plans.

There's a real focus on fun too. Inspired by the interests of those living at Wallacea Living, the regular calendar



of events ranges from travel inspiration, to learning new hobbies, conversations with VIP guests, and so much more. Homeowners can also invite friends and family to the on-site bar, relax in the library, enjoy nutritious meals in the beautifully styled restaurant and attend intimate, private screenings in the boutique cinema. Of course, when you want to relax, you can do so in the comfort of your own apartment. This is independent living at its best.

Wallacea Living's award-winning show apartment has been designed by world-renowned interior designer, Sue Timney, with contemporary and stylish finishes throughout. Each apartment has its own front door, and many enjoy enviable views across London from the large windows and balconies. Alongside the one- and two-bedroom apartments, there is also a small collection of luxurious two-bedroom penthouses, one of which even has its own private terrace. Prices for the new apartments start from £935,000 and other fees do apply.

Between 1st April and 30th May 2025, Wallacea Living is making these new homes even more appealing, with a contribution to your purchase price worth 50% of Stamp Duty. Reserving one of the one- or two-bedroom apartments, or stunning penthouses, means a contribution worth anywhere from £18,625 to £164,580. (Terms and conditions apply. Please visit www.wallacealiving.com/WL-stamp-duty for more information).

For anyone wanting to get a glimpse into the envious lifestyle on offer at Wallacea Living, the team is inviting you to a 'hard hat' tour around the show apartment, where guests will get a taste of the luxury amenities on offer and have the perfect opportunity to ask any questions. To book a 1-1 appointment, simply call the team on: 0203 960 1000.

Now's the time to make the move and start having the time of your later life with Wallacea Living, Marylebone. Visit www.wallacealiving.com for more information.



TRUE Value

Recent research by Aon has highlighted the impact that valuations can have on the performance of insurance policies when it comes to making a claim. Anthony Davenport investigates

How valuers sure the right cover is in place

Barrett Corp & Harrington found that 81% of properties in the UK are insured for only 61% of their value. Lorna Harrington, Director at Barrett Corps & Harrington has spent more than 20 years assessing and valuing everything from fixtures and fittings to fireplaces and stables. Many clients assume that insurers determine the pricing of the policy based on a home's value. In reality, insurers underwrite the cost of rebuilding the home from scratch. This number is usually very different from the price paid. This means that buildings are often over-insured, says Harrington. "If someone has put down their house purchase price in the policy, which may be much, much higher than the rebuild cost, they might be buying an overpriced policy."

It takes a professional valuer to ensure that you are neither over nor underinsured. Valuers bring years of expertise to bear for their clients and, crucially, they assess the current value of possessions on the open market.

The best way to ensure your valuables are properly covered for a reasonable price is to trust the experts.

To find out how Aon can help protect what's most important to you visit private-clients.aon.co.uk or email private.clients@aon.co.uk

Choosing the right insurance policy is trickier than many realise. The risk of under and overinsurance is great, especially for those who choose to value their possessions on their own.

How self-valuation can lead to underinsurance

A survey of 500 individuals with a personal income or investible assets of over £100,000, found that nearly two-thirds (58%) had not sought the support of an independent, professional valuer to appraise their belongings prior to buying insurance.

Poor or outdated valuations can lead to under or over insurance, and exposure when it comes to making a claim. This is why valuers are instrumental in managing the insurance needs of those with a little more to protect.



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LEAD *Characters*

With a holistic curriculum catering to expatriate children aged 4-12 years, Julia Millen discovers how SJI International Elementary School blends rigorous academics, sports, creative arts, digital technology and wellbeing with an unwavering focus on character education

At SJI International Elementary School in Singapore, students don't just learn, they grow into individuals of strong character, academic excellence, and global awareness.

At the heart of this approach is The Virtues Project™, a globally recognised framework that translates universal values into daily habits. More than a subject, character education is woven into every aspect of school life, shaping students to be compassionate, responsible, and resilient individuals.

"Our Character Education programme is embedded in everything we do," explains Andrea Lim, Virtues Coordinator. "It fosters respect, understanding, and kindness, ensuring our students grow not only as learners but as people of integrity."

This is reinforced through engaging classroom discussions, reflection, and real-world applications, helping

students navigate challenges with humility, perseverance, and self-discipline.

Lucia, a Grade 6 student shares "The school has helped us to understand and be familiar with the virtues, to help us grow up to be kind, compassionate people and show unity when working together".

Similarly, Evie, another Grade 6 student, says, "Virtues have helped me to understand and improve my way of living."

Yet, character education is just one part of a dynamic learning experience. Through inquiry-led academics, a vibrant sports and arts programme, and digital learning, students develop both intellect and empathy, preparing them to lead with purpose.

At SJI International Elementary School, students don't just prepare for the future - they shape it.

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Edutrust Singapore Cert Number: EDU-2-2134 | Validity: 18 September 2024 to 17 September 2028



A RICH *Education*

World renowned and an educational centre of excellence, Abode2 spoke to new Benenden Head, Rachel Bailey about how the school prepares its students for the future



What makes a Benenden education unique?

The Complete Education is absolutely unique and enables each pupil to develop academically, personally and professionally so she is truly prepared for life.

We have introduced numerous innovations in recent years which set Benenden apart, such as the Benenden Diploma for our Fourth and Upper Fourth and our Professional Skills Programme for the Sixth Form.

Parents tell us that when they visit, they get a wonderful feeling. It's such a happy, relaxed school, a culture of 'stretch without stress' which is the perfect environment for getting the best out of the girls. Anyone who visits will find the pupils down-to-earth and friendly. The community at Benenden is incredibly strong – there's a real culture of kindness and everyone looks out for each other.

On a more basic level, there aren't many schools where the eldest year group is given the privilege of zooming around the site on scooters, or enjoying their very own eco-classroom.

How do you define a complete education?

A Complete Education isn't just a strapline or marketing gimmick, it's the philosophy that underpins everything we do.

We track each pupil's timetable of activities – inside and outside the classroom - so that we can be sure they are developing in the following areas of the Complete Education:

- Creativity and culture
- Mind and spirit
- Global awareness
- Skills for life
- Physical health and wellbeing

There's no doubt that our Complete Education philosophy achieves excellent academic outcomes and value-added success, while at the same time developing our students so they are truly ready for their futures.

How do you balance academic rigour with co-curricular activities?

We're extremely proud of our exam results and our value-added scores, which show each student achieving excellent results. But we are not a hot-house and at all times, we place the girls' academic education in the wider context of her wellbeing, her co-curricular activities and the need to flourish in the real world.

It's not just lessons that help a young person grow and develop. We're very clear that it's the clubs and activities, the weekend programme and the collaborative skills that are nurtured by being in a boarding environment. This is what we mean by a Complete Education. This is also why we refer to our co-curricular programme – rather than being extra-curricular – because we see the co-curricular programme as equally



important to the academic and boarding life of the school.

We're very fortunate to have an outstanding co-curricular offer, with approximately 150 different activities for pupils to choose from.

How do you prepare students for the future?

Everything we do at school is devised to educate the girls so that they are truly prepared for life. We track each pupil's timetable of activities – inside and outside the classroom – so that we can be sure they are developing. In addition, our Futures programme is specifically focused on preparing students for university, the workplace and life.

This encompasses a highly regarded Professional Skills Programme. It teaches Sixth Form students the skills they will need to thrive in life beyond Benenden. These include tackling different types of CV and interview, applying for jobs, creating a formal business plan, reading and creating accounts, delivering a pitch, reading complex financial information, setting up and managing household bills and negotiating a tenancy agreement.

The programme also teaches students a range of practical life skills such as cookery, DIY, first-aid and car maintenance, and technical skills such as touch typing,

coding, designing a website and creating an app.

The Sixth Formers all plan, launch and run a business as part of the course, which has been developed in collaboration with senior figures in business and industry, many of whom lead sessions on the course and act as mentors for the students' business projects. This project gives the students vital experience of developing marketing plans, managing costs, dealing with supply chains, customer service and working in teams.

Our digital community network gives current students access to parents and alumni working in their chosen field, enabling us to offer networking and work experience opportunities.

How do you blend the qualities of a traditional education with an innovative approach?

Firstly, we do not mistake a syllabus for an education. Our enquiry-based approach is the perfect blend of tradition and innovation. Our curriculum not only delivers the key skills necessary to each subject specialism, giving students the knowledge and aptitudes necessary for public exams later, but also enables our pupils to make exciting and innovative links between subjects through a series of enquiry projects and themes.



EDUCATION AND SCHOOLS



For a few days each term, we suspend the normal structure of the day to allow students to work on projects, often in roles that allow them to learn new subjects or work in a cross-curricular way. These sessions are often led by professionals such as working artists, writers, scientists or engineers.

The themes for each of the six terms in Years 7 and 8 are Identity, Journeys, Change, Growth, Rites and Celebrations, and Around the World in 80 Days.

Each department considers how it can deliver content that links to the theme, and draws on the work of other subjects so that students need to make links and apply work from elsewhere as they complete tasks within each subject.

How does Benenden approach and address issues in relation to student mental health?

Benenden is, rightly, renowned for its strong pastoral care. We have been operating for over 100 years and we are experts in teenage girls: there's nothing we haven't seen.

At Benenden everyone is looking out for one another and all staff have a role in supporting students. Key figures with specific responsibility for student welfare are the House mistresses/

masters and their House teams, matrons, tutors and domestic staff. Medical staff and teachers play a significant role too, as do many other staff. The students are fortunate to have a dedicated team of supporters looking out for their welfare.

In Houses, pupils have a team of staff who offer them emotional, academic, social and practical support. Because the House acts as a second home and the girls spend a great deal of time in it, House staff try to get to know their charges and their families extremely well. When a pupil joins us, we try to understand her background, her behaviour, her abilities – strong and weak – and her potential.

Pupils themselves play a vital role in running their Houses, and have every opportunity to develop skills of leadership and a sense of responsibility and sympathy to the needs of others.

We also have an outstanding PSHE (personal, social, health and economic) educational programme, with numerous external speakers and in-house experts providing guidance and support to pupils and to our parent body, so that together we can all support our young people. A well-rounded education is always the key priority.



TOP *Class*

Set in the heart of Canterbury, The King's School offers an educational experience that's second to none. Julia Millen spoke to Head, Jude Lowson about how the school seamlessly blends its rich history with a contemporary outlook



What's the educational ethos of The King's School?

Our main aim at The King's School, Canterbury is to anchor a 21st Century education within the illustrious history of the oldest school in the country, dating from 597AD.

The late Lord Pilkington, one of our most distinguished Headmasters, described a King's education as resting on the simultaneous pursuit of academic and co-curricular excellence.

We aim to be encouraging of all pupils and we prioritise their pastoral care and well-being as our priority. Nurturing an ethos where the pupil body share and appreciate each other's gifts without imposing a hierarchical value on any of them, allows pupils to flourish in their chosen discipline, whether that be academic, musical, sporting or any of the other activities on offer at the school. King's inculcates a sense of service amongst the pupils so that they will be inspired to give much back from the extraordinary opportunities they enjoy here in Canterbury.

How does the unique history of The King's School enhance a 21st Century educational experience?

It's quite something to live as a community as part of the seven campuses in the historic and beautiful centre of Canterbury as a city. The two main campuses-the Cathedral Precincts (home to eight boarding houses and two day houses) and St Augustine's Abbey (home to a further five boarding houses) are both UNESCO World Heritage

sites. Such a setting, by its very nature, creates a close-knit and warm-hearted community that is spiritually aware, historically informed, and appreciative of aesthetic beauty.

What sets the School apart?

The willingness of the pupils to respond so passionately to the range and breadth of subjects and activities on offer at King's. We recognise that there are many different pathways to becoming a flourishing student and we aim to find pupils' passions and help them pursue them to the very best of their ability. The process of 'being educated' at a school like King's in today's world offers so many opportunities that our pupils are in a privileged position. Indeed, it's because we expect them to take full advantage of their situation that we make strong demands on them. We expect pupils to exhibit a responsible and mature attitude, demonstrating both a love of learning and the character to accept and overcome challenges.

What are the hallmarks of a sound and successful education in today's society?

A successful education should allow young people to accept and navigate the undoubted and significant changes and uncertainties in our society today. Life can be unpredictable and full of challenges; we hope to enable our pupils to lead a happy and worthwhile existence and work collaboratively with others.



How do you balance academic rigour with co-curricular activities?

We consider it important that EQUAL value is put on the academic and co-curricular life at King's: to give a healthy balance and to develop a variety of skills. Education takes place anywhere and everywhere, at all times of the day. Academic excellence combined with creative activity and individual expression makes the School a thriving and highly motivated community.

Sport takes place on three afternoons, as well as on Saturdays for school fixtures. Music, Drama, and Art play an important part in the life of the School. Concerts, plays and exhibitions take place regularly and we have King's Week, a week-long festival celebrating the arts, at the end of the academic year.



To what extent does the school foster an international outlook?

The School is part of the Canterbury Cathedral Foundation: hence, the importance of supporting the international and ecumenical nature of the worldwide Anglican communion is central to our ethos. We have always welcomed pupils from all over the world. At the time of writing the School has pupils from 51 countries. The wide-ranging interests, the intellectual ambition and the development of self-discipline amongst our pupil body are highly prized attributes in our modern global society.

How would you define a well-rounded educational experience?

A well-rounded educational experience should result in having life-long passions, whether that be for astronomy, singing, swimming or ballet- to make a random selection of the plethora of opportunities for young people at King's. We encourage pupils to try and develop a variety of interests so that they are never defined by just one pursuit or single job. As the saying goes, variety is the spice of life.

How do you prepare students for the future?

We nurture pupils to take on both the challenges and the opportunities of 21st Century life. There is no doubt that a wide range of skills, underpinned by good values, will be key to their happiness and success, going forward.

www.kings-school.co.uk

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LUXE HOME



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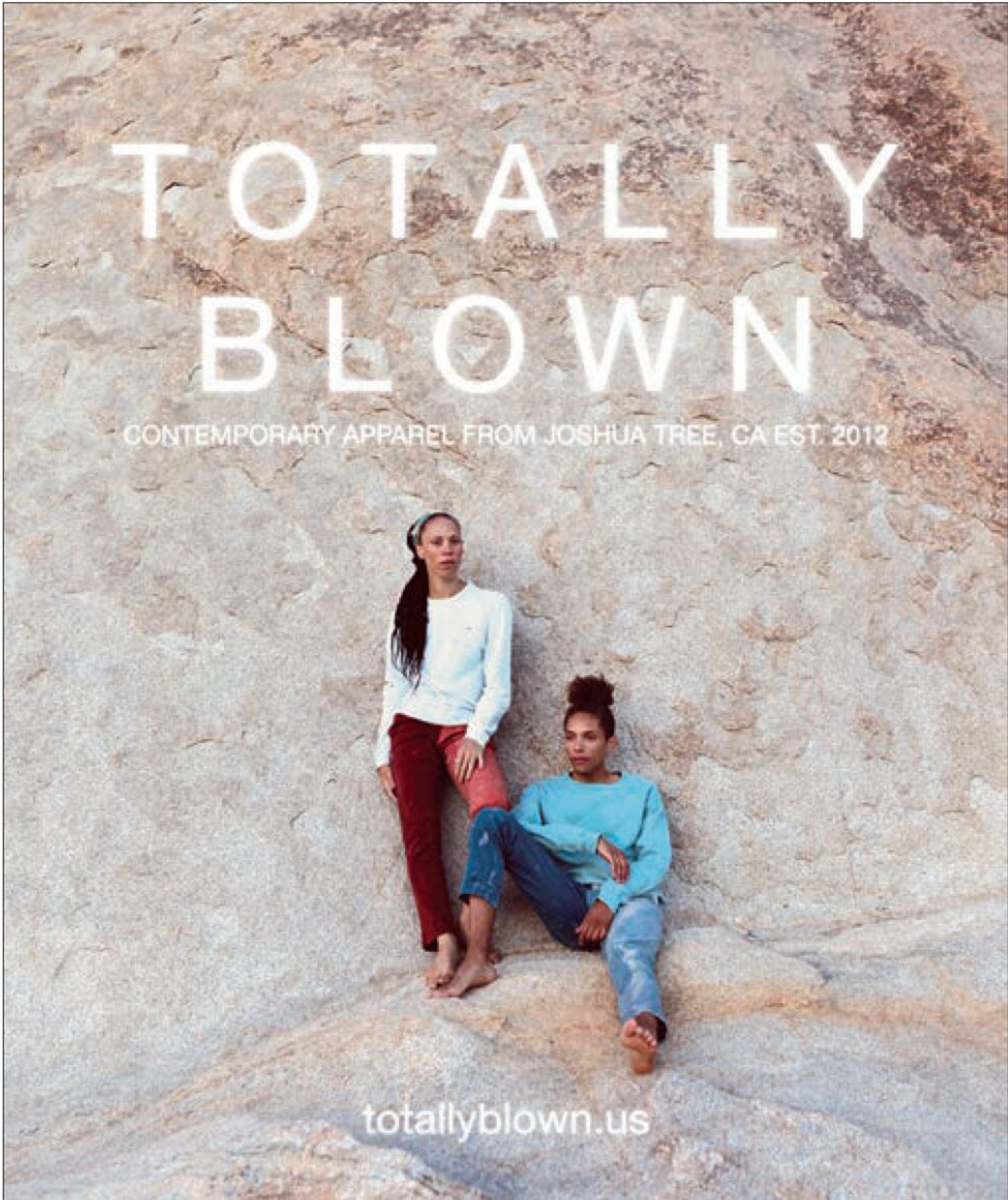
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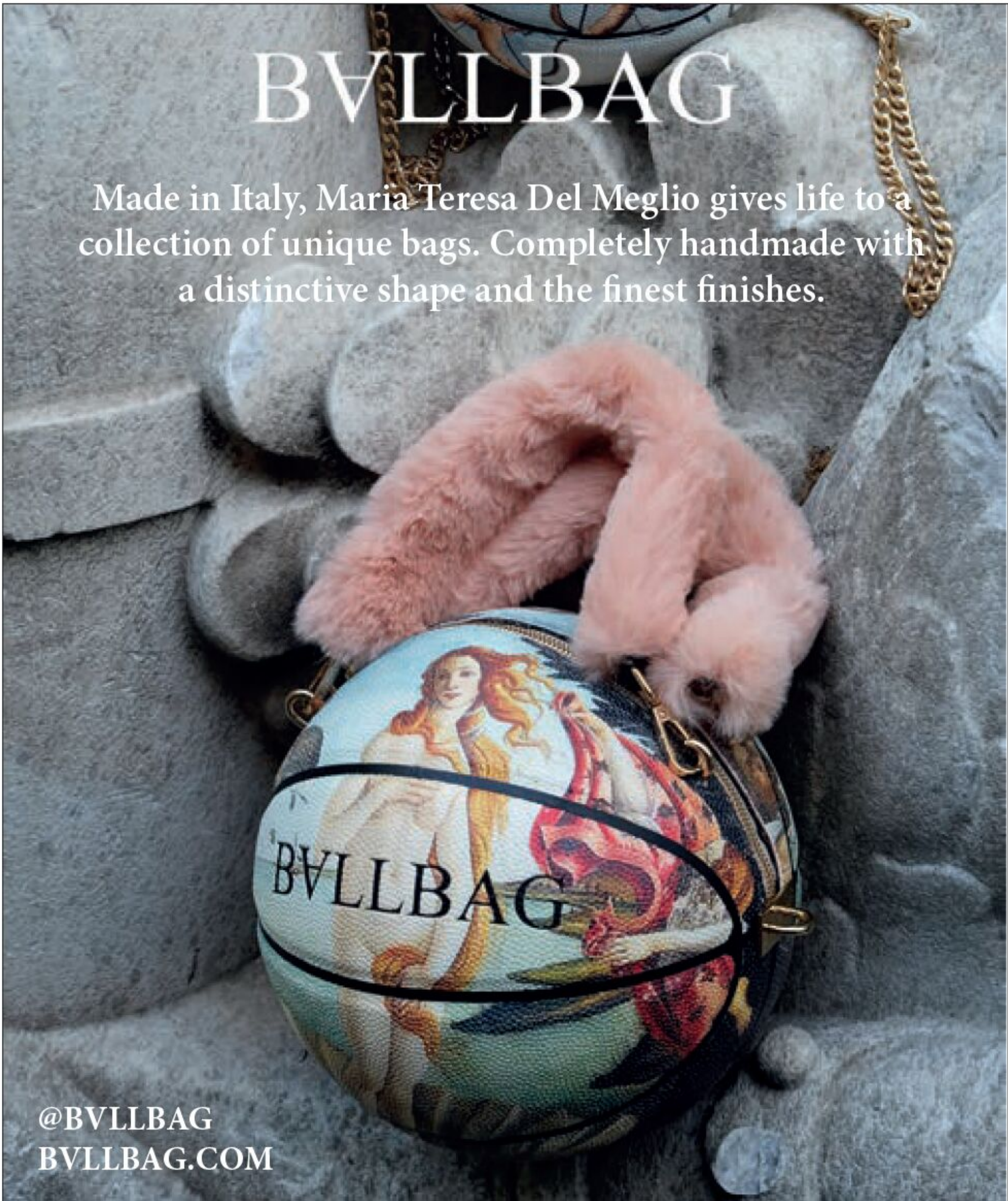
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LUXE STYLE



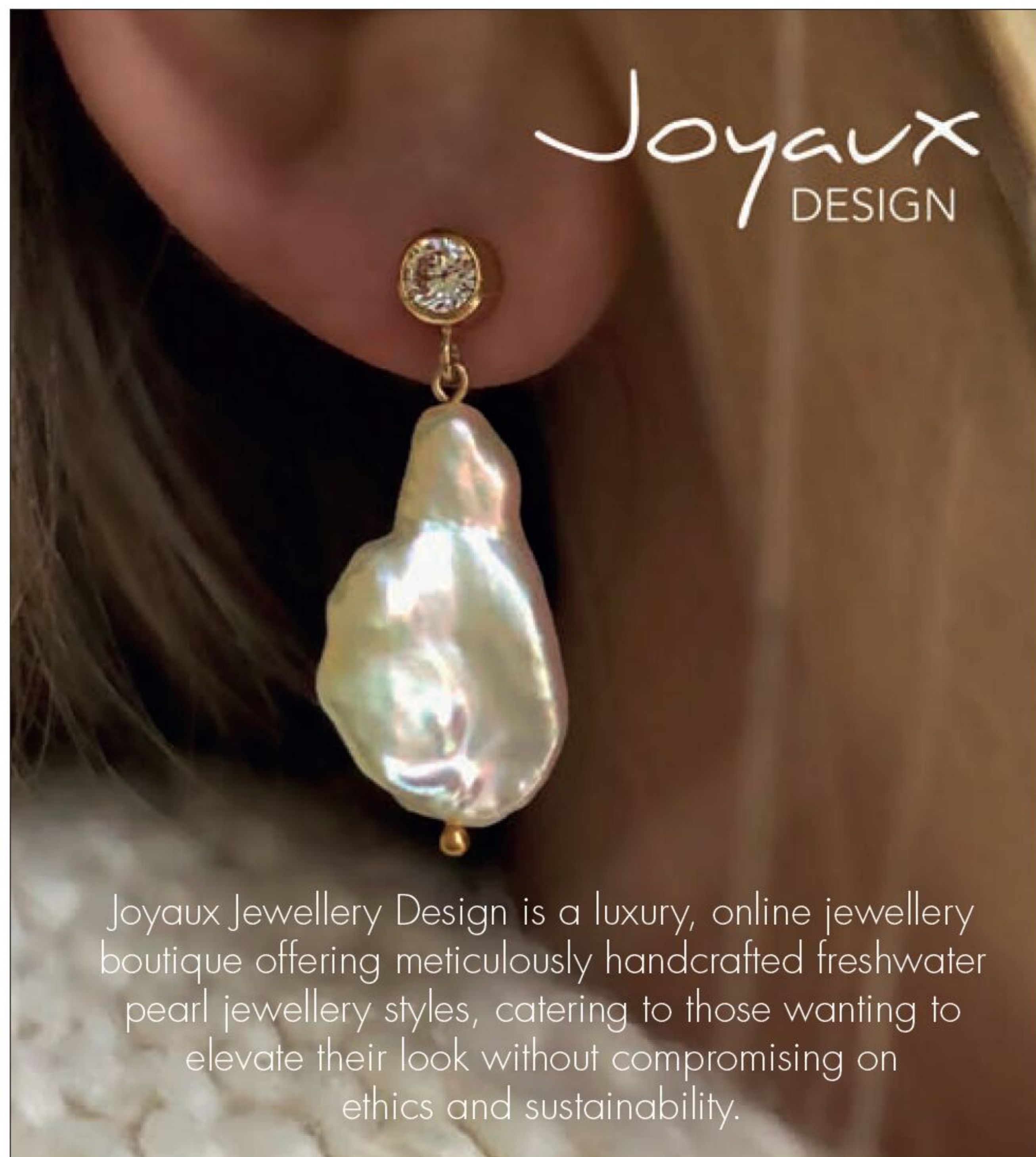
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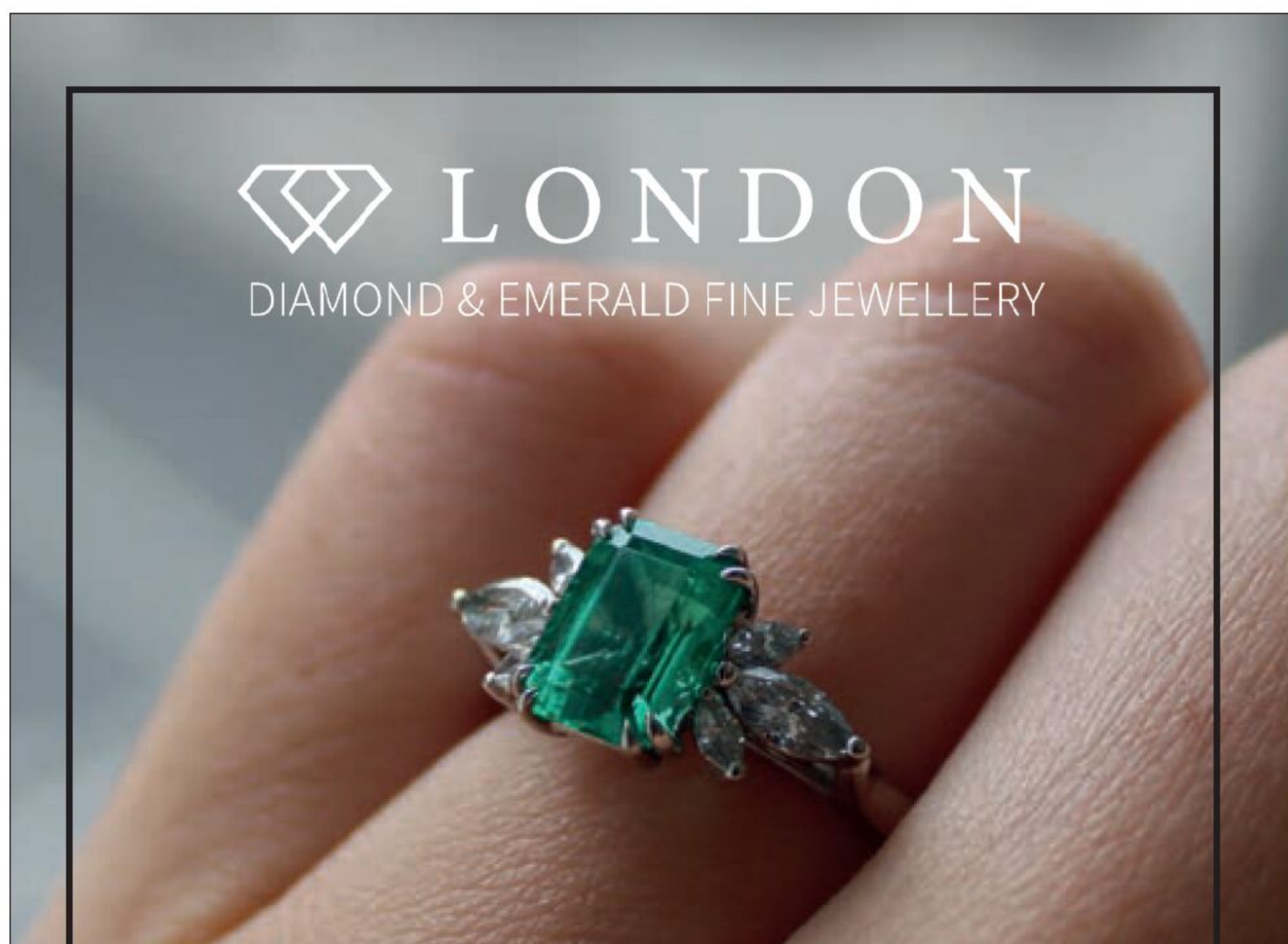


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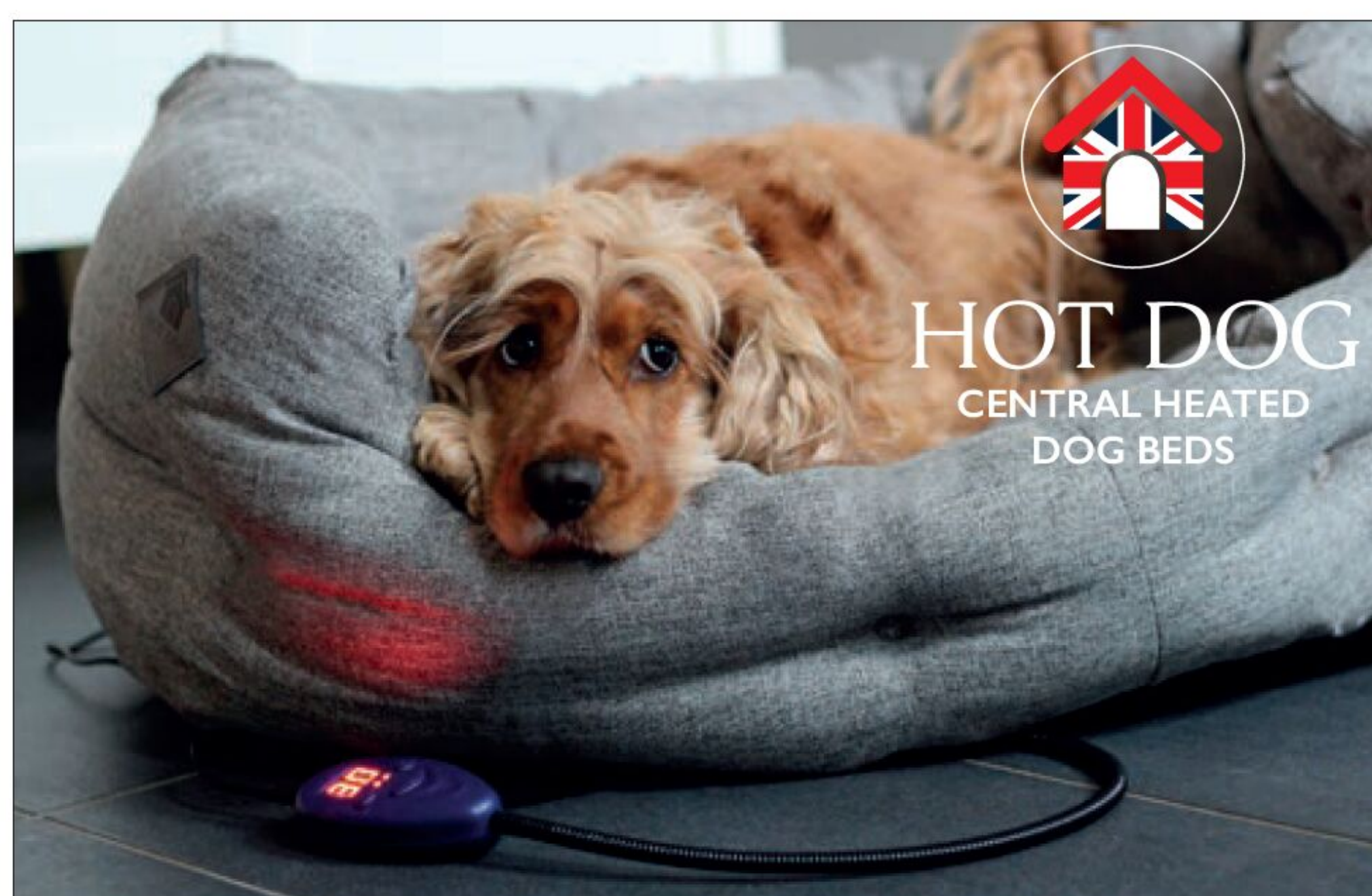
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AND FINALLY



My Secret Globetrotting Address Book

*Award-winning chef and
Smallbone Ambassador Jason
Atherton, shares his favourite home
and away haunts with Abode2*

Preferred hangout close to home?

As a family, we love going to Milk in Balham. It's the perfect spot for a casual outing, with a cosy and welcoming vibe. It's one of those places where we feel right at home. The atmosphere is chilled and the baked eggs and homemade horchata are delicious.

Best global getaway for design inspiration?

Tuscany is my ultimate destination for a dose of inspiration. The region is rich with history, and its simple yet timeless style has a certain elegance that resonates with me. The landscapes, architecture, and art all blend seamlessly to create an atmosphere of understated beauty – it's creative food for the soul on every level.

When I travel, I'm never without..

A picture of my family. It's something I keep close to my heart, and it always reminds me of the love and support I have, no matter where I am in the world.

City pad or country pile?

City pad, hands down. I thrive on the energy and vibrancy of city life, the convenience, diversity, and the constant buzz of activity.

Favourite season?

It has to be spring. There's something special about the fresh air, vibrant colours, and the renewal that comes with it. The seasonal produce during this time is bursting with flavour, which makes cooking even more exciting and enjoyable.

Favourite culinary collaboration?

Bjorn at Pollen Street Social stands out for me, as well as Orfali and Gregorio from Ossiano in Dubai. Both collaborations have been an incredible opportunity to explore different flavours, techniques, and concepts, while learning from dynamic and talented chefs.

Jason Atherton's latest venture Row on 5 features a stunning lounge kitchen, eating counter and VIP area by Smallbone
www.smallbone.co.uk

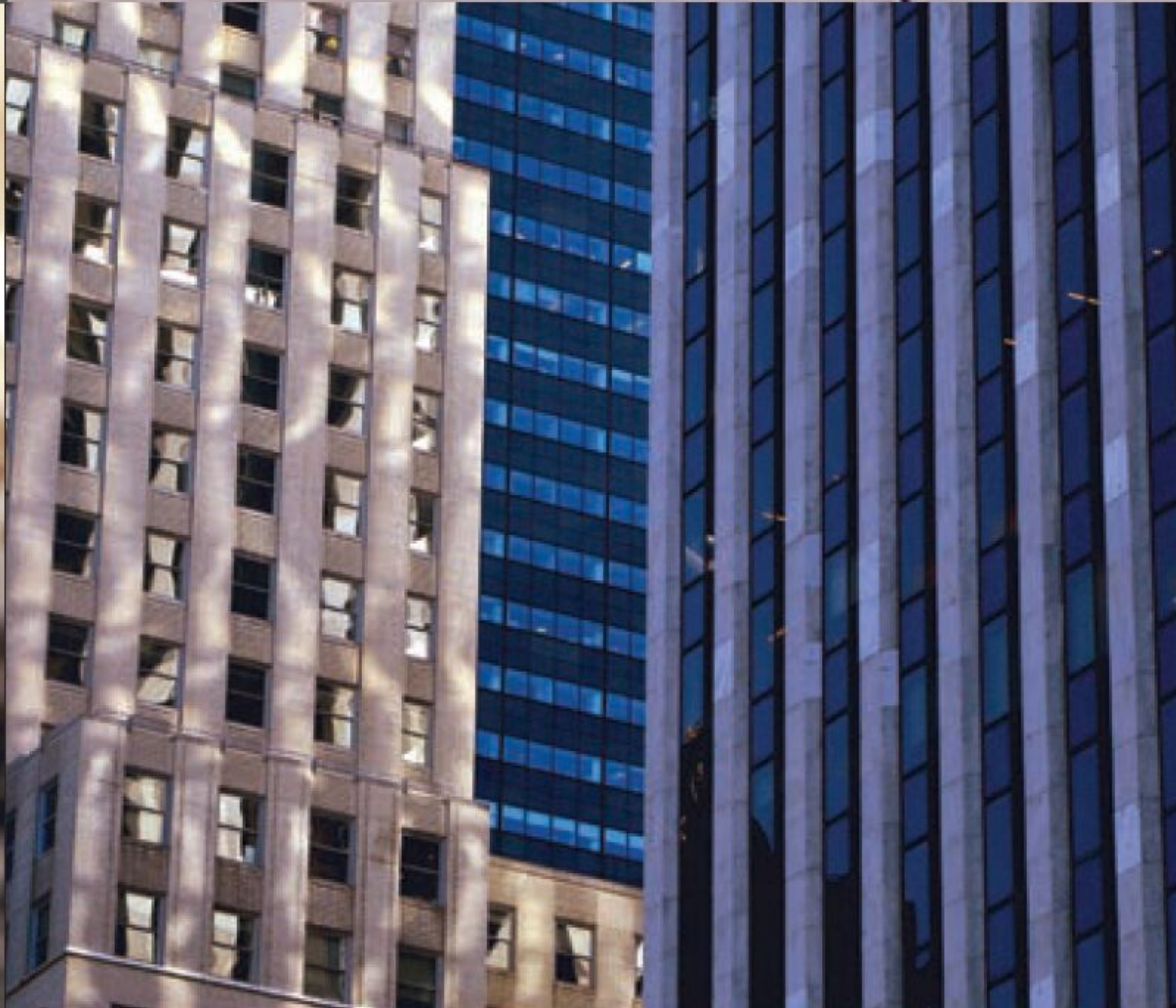
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